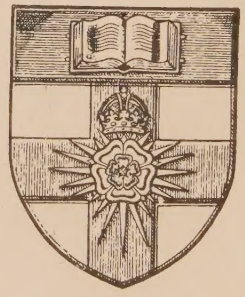

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SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

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TRANSACTIONS.

VOL. XXVIII.

SESSION 1895-96.

BIBL.
LONDIN.
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LONDON:

PUBLISHED AT THE INSTITUTION,

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

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CONTENTS OF VOL. XXVIII.

Page.		No. of Paper.	Author of Paper.	Date.
i	Title-page of Vol. XXVIII.			
v	List of Officers for Session 1895-96.			
vi	Objects, &c., of the Institution.			1895.
1	Opening Address as President .	212	Daniel Watney	Nov. 11
27	Landlord and Tenant in Ireland	213	R. M. D. Sanders	Nov. 25
71	The Workings of the Agricultural Holdings Act 1883 .	214	F. Punchard .	Dec. 9
125	Discussion on Mr. Punchard's Paper			1896. Jan. 6
153	The Reapportionment of Rates and Taxes	215	Col. G. W. Raikes . .	Jan. 20
203	A Suggestion for an Improved Method of Dealing with Disputes as to Rights of Way	216	R. F. Colam .	Feb. 3
237	The Conditions of Building Contracts	217	A. A. Hudson .	Feb. 17
267	Discussion on Mr. Hudson's Paper			Mar. 2
295	Paper on the Bill to facilitate the Construction of Light Railways in Great Britain .	218	A. C. Pain .	Mar. 16
311	Are Light Railways Desirable .	218A	A. E. Christy .	Mar. 16
347	Discussion on Mr. Hudson's Paper			Apl. 13
381	Rivers Conservancy and Pollution	219	R. F. Grantham	Apl. 27
419	Discussion on Mr. R. M. D. Sander's Paper read on November 25th, 1895 . .			May 11
455	Annual General Meeting for the Election of Officers for 1896-97			June 1
456	Presentation of Prizes.			
459	Balance Sheet 1895.			
461	Report of Council.			
478	Memoir of John Clutton . .		By the Secretary	
497	Other Obituary Notices.			
508	List of Donations and Contributions.			
513	List of Members and Provincial Committees.			

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The Surveyors' Institution

(Incorporated by Royal Charter)

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1895-96.

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Honorary Secretary.

JOHN WORNHAM PENFOLD

Secretary.

JULIAN C. ROGERS

The Surveyors' Institution

(Incorporated by Royal Charter),

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.

A Fellow must be more than twenty-five years of age, and must have acquired a practical knowledge of surveying in one or other of its branches as above defined; and must have passed the Examination declared in the Rules of Examination to appertain to the class of Fellows, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* Fellows have the right, conferred by the Charter, to use the letters F.S.I. after their names.

A Professional Associate must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Students' Proficiency Examination, or the Professional Associates' Qualifying Examination. Professional Associates have the right, conferred by the Charter, to use the letters P.A.S.I. after their names.

* *The Council possess only a very limited dispensing power as regards the Examinations.*

An Associate must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

An Honorary Member must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution; nor is he called on to contribute to its funds.

Students (who must not be under eighteen years of age) qualify as such by passing the Students' Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or who have passed, with Honours, the Senior Local Examination of the University of Oxford or Cambridge, or who have obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools' Examinations Board, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of four Fellows and two Associates, or of the Fellow or Associate to whom they are or have been articled; but it is obligatory on all Students to undergo the Proficiency Examination at the close of their Student course, at the time and under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a

personal knowledge of the candidate; or, in the case of a person who has passed the Qualifying Examination, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds:—

	Annual Subscription. £ s. d.	Admission Fee. £ s. d.
Student . . .	1 1 0	—
Associate . . .	2 2 0	3 3 0
Professional Associate	2 2 0	3 3 0
Fellow . . .	3 3 0	5 5 0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

Paper 212.
No. 349.

THE OPENING ADDRESS

BY

DANIEL WATNEY, President,

AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

November 11th, 1895.

Gentlemen,

This is my first opportunity of thanking the members for electing me President of this very flourishing and influential Institution. I highly appreciate the honour you have conferred upon me and trust I shall do no discredit to your choice, but I am conscious that the proper discharge of the manifold duties of the office would tax to the utmost any powers a person in my position could be supposed to possess.

The particular duty which lies before me this evening is itself none of the lightest. Knowledge is no longer the monopoly of the favoured few. A celebrated teacher in his day used to begin his addresses with the lofty exordium "You shall know." Now the sources of knowledge lie open to all. Even omniscient Presidents of the British Association content themselves (and apparently their audiences) with a sort of inventory or stock-taking of science—a mere counting of the leaves of the tree of knowledge. You will forgive me if I follow so excellent an example, and confine myself to a

few brief comments on subjects with which you are all probably familiar; trying, with what success you will determine, to discover, in a measure, the meaning and general drift of the particular set of facts and circumstances amid which we have to pursue our calling at the present time.

Pre-eminent among these subjects is the question of British Agriculture, and I suppose I shall be expected as a land agent (and unhappily as a land owner also) to make some reference to the apparently perennial topic of the existing depression.

To say anything really new upon the subject would surpass the wit of man. Where royal commissions fail, I can hardly be expected to succeed. The one solid fact brought out by the Commissions is that the depression is almost, if not entirely, due to foreign competition. In former times it was mainly a question of a good or bad home harvest. It is now, as I have said, almost entirely a question of competition with other food-producing portions of the earth, intensified in character by abnormally low rates of freight, and I see no chance of a recovery of English prices until the excess food production of other countries gets absorbed by the growth of their own population, or ceases owing to the natural check to production arising from unremunerative prices. The latter is the more likely to be immediately operative.

Let us look at the facts. According to a recent Report on American Agriculture, the wheat area in the United States increased from about 19,000,000 acres in 1870 to 38,500,000 acres in 1892. There must, consequently, be a fierce local competition of products, with the natural result of an immense lowering of the export price in America.

This accounts in a large measure for the flooding of our markets with American grain, and, what is worse, American flour. The maintenance of the volume of exports would have been impossible except for the "Bonanza" system in Dakota and California, where farms range from 5,000 acres to 200,000 acres. To quote the words of the Report referred to, on these immense "plantations," farming "is conducted with as much "business skill and attention as a great manufacturing "establishment or railway corporation. Everything is "utilised to the best advantage and everything is ac- "counted for. Farmers of this class are men of large "means; they have all needed conveniences for the "successful carrying on of the business at the least "expense. Their business connections are not limited "to the boundaries of their landed possessions, but they "extend to elevators, railways, and steamship lines. "Some of the farmers of California own freight houses "along the railways and warehouses and wharves at "tide-water." Here then, so far as one of our chief competitors is concerned, is one of the organisations of the food-market with which the British producer has to contend, with his relatively small holding, his jealously individualistic method of conducting his business, and his obsolete arrangements for marketing his produce.

There seems no doubt, however, that American export prices have reached a point beyond which even the highest organization will fail to make them remunerative. This is evidenced by the fact that the area of land under corn in the United States, which increased 60 per cent. in the ten years 1870-1880, has since 1880 been enlarged by 13 per cent. only.

But apart from internal competition America has now to face the determined efforts of India, Argentina, and

other countries to obtain command of the English market. The estimated annual wheat needs of the nations that buy amounted from 1880 to 1888 to 203,000,000 bushels, of which the United States supplied, in 1880, 69·13 per cent.—a proportion which has been falling almost continuously until it was but 19·90 per cent. of the whole in 1888. It is true that since 1888 the proportion has risen again to about 35 per cent. or about one-half of the amount for 1880. The decline has of course been due in some measure to the Indian competition, which was a negligible quantity 20 years ago. India's annual average contribution from 1888 to 1891 was about 28,000,000 bushels; a result assisted by currency arrangements in that country.

I am not myself a believer in the very great expansion of the Indian competition, and, for the reasons above stated, I do not believe that America (our most formidable rival) can press the contest much closer, but it must be remembered on the other hand that a fractional profit is all that is needed in the case of operations conducted on so vast a scale, and that a very slight exaltation of price in the English market, consequent on the slackening of the American exports, would no doubt lead to their rapid expansion.

The most, then, that can at present be predicated is this: Bottom prices have apparently been reached, and, if the English farmer is to compete with such prices, he must find some better method of doing so than those he at the present time possesses.

It is a libel to charge him with want of skill. He manages to produce a far larger yield per acre than any other farmer in the world. There is more truth however in the allegation that his methods of marketing are sadly at fault—that they are wasteful and obsolete. The

American farmer, it is true, gets his land for next to nothing, and enjoys the advantages of a virgin soil and a climate less inconstant than ours, but if the other conditions were equal, even these advantages are not sufficient to outweigh the heavy handicap of a broad continent and a vast ocean between him and his principal market.

There have been many previous periods of acute agricultural depression in England, though none so acute or so prolonged as the present one. These previous depressions, or at any rate those earlier in the century, were no doubt largely due to the fleeting cause of bad harvests. They were none the less real for all that, and brought our agriculture on several occasions to the very verge of ruin. The effects of the disaster were greatly mitigated, in the severest of these crises, by new methods —at one period by the adoption of artificial grasses, at another by the introduction of the turnip and the four-course system (now more honoured in the breach than in the observance), at another by the improvement of the breed of sheep.

All things seem to point, at the present time, to a fresh modification of our methods, and the new development will, I suspect, take place in the direction of agricultural organization. It is by organization and co-operation we are being beaten, and it is by organization and co-operation we must fight our adversaries, unless we are to give up the contest altogether. The only alternative is expressed in that much reprobated word "protection."

Is it not the fact that while nations on the other side of the globe have been applying the ordinary methods of commercial combination to their agriculture, we have been standing still, or crying for the moon in the form of

appeals for legislative help, which would probably be futile even if conceded ?

As regards legislation, our Associate Mr. Rew has been lately telling us of the deplorable state of agriculture in Norfolk, which for some years has been going steadily from bad to worse. One of the staple agricultural products of Norfolk has been, for many years, a fine quality of malting barley, and it was mainly to please the eastern counties farmers, that, in 1885, the government of the day substituted a tax on beer for the old tax on malt, which, it was argued, operated detrimentally, so far at least as the interests of the barley-growing districts were concerned. But has the result proved the wisdom of the change ? I think not, and for this reason: So long as a brewer paid a duty of so much per quarter on his raw material, it paid him to use such a quality of that material as would give him the best results, and in this respect no foreign barley could equal our home-grown samples, but now that he pays duty on the beer produced he gains a better profit by using cheaper foreign corn in larger quantities. This fact becomes still more evident when it is remembered that the beer duty, reckoned on the old method of collection, now stands at 27*s.* per quarter, while the average price of barley, as given in last month's Board of Trade returns, is only 23*s.* 5*d.* This, however, is by way of parenthesis.

Fortunately we are not without the men ready to expend themselves in efforts for the better organization of our great national industry. The only practical proposals yet put forward (and they are in a tentative stage), are those of the Honorable Horace Plunkett in Ireland, and Lord Winchilsea in England. Both are doing their best (it is true by different means) to raise agriculture out of the quagmire in which it lies. I have a great

respect for Lord Winchilsea, and admire his unselfish spirit and his unflagging zeal, but I doubt whether anything definite will come of his proposals, if the programme which appears in the prospectus of the National Agricultural Union represents his aims. It is no doubt an excellent thing to endeavour to combine the different classes concerned in agriculture into one happy family, speaking with a voice potent enough to command the ear of Parliament, and thus secure relief from some of the burdens which press so unfairly on the land, but the difficulty is to get that arbiter of the electoral situation, the labourer, to see the matter in this light, and to make him believe that there is any relation between burdens on the land and his own comfort and well-being.

Lord Winchilsea's proposals are tainted in my opinion with this great defect—that they look mainly outside for those remedies the more essential of which can come only from within.

Since this was written, I see that Lord Winchilsea, following Mr. Plunkett's lead, has taken some steps of a more practical character, in the direction of organizing the collection of farm-produce with a view to securing for the English agriculturist the lower railway rates conceded to his foreign rivals.

There has been already an abundance of conferencing, Royal Commissioning, and general wind-baggery. The time has come for practical action, if anything is to be done, and I have no doubt that the men will be found to fill the breach.

Mr. Plunkett's proposals give promise of substantial relief to the existing tension. They are being tried with success in Ireland, but they would apply equally well to a great part of England. They are (1) The improvement of agricultural methods. (2) The simplification of the

relations between the farmer and the consumer, including the carriage of the farmer's produce to the markets and its subsequent distribution. (3) Co-operative supply of agricultural necessaries, such as artificial manure, seeds, implements, cattle, raw material and manufactured commodities, which the farmer needs for the conduct of his business, and (4) A new departure in agricultural finance based upon combined credit.

This credit consists in the alleged existence, among farmers, of a perfectly legitimate collective security which the ordinary bank cannot advance upon, because it cannot estimate its value, as connected with individuals.

Dealing with the first of these heads, I am of opinion that there is great need of improvement in our methods of husbandry in England. We still confine ourselves too much to agricultural products like corn, which is none the worse for storage for several years and will bear a long ocean transit without damage, while neglecting the more perishable products of the dairy, the orchard, and the poultry yard, with which, under a proper system, we could wage a successful competition with the foreigner.

As regards the second, there is a wide and hopeful field for a comprehensive reform which can only be effected by close combination among large bodies of producers, powerful enough to intercept the profits of some of the middlemen by means of agencies representing the farmers and managed by them in their own interests.

The advantages of the third item in Mr. Plunkett's programme, the joint purchase of agricultural necessaries, is best evidenced by figures shewing the saving under this head by five "pilot" societies, referred to in the Report of the Irish Agricultural Organization Society for 1895. I can only quote a few figures. On a hundred tons of

superposphate the saving was about £1 12*s.* per ton; on 300 tons of dissolved bone-compound for turnips, nearly £2 10*s.* per ton; on 150 tons bone manure for turnips, as much as £2 4*s.* per ton.

But the greatest hope from the movement in Ireland is in connection with the dairying industry, the principal agricultural interest of the country. The establishment of co-operative dairies, managed by the producers, bids fair to restore to them the industry of butter-making, which had gradually passed out of their hands into those of enterprising merchants who work the butter factories of Cork and elsewhere. Altogether Mr. Plunkett's project seems to offer a prospect of new life for agriculture in the South and West of Ireland, and its adoption in England would go far towards improving matters in the dairying districts at any rate.

I have confined my observations mainly to the question of corn-growing, but unfortunately it is not in corn alone that our agriculturists have to contend with the foreign producer. With corn it is a case of overt competition, but with dead meat it is, I fear, in too many instances, a case of dishonest dealing. Let us look at the figures. Roughly we import one-third of our meat supply, 8 per cent. of it alive and nearly 25 per cent. of it dead. Taking the dead meat alone, the imports increased from 24,000 tons in 1877, to 203,000 tons in 1892, the latest figure I can find. There is no doubt that the greater portion of this 203,000 tons is purchased by the consumer as British-grown meat, and unfortunately the Merchandize Marks Act of 1890 does not cover the case of meat, as it is not a question of "nature and substance," but of origin.

True to the fatuous policy of "laissez faire," which has characterised (with apparently accidental exceptions)

all our commercial policy of recent years, Parliament has done nothing to check this grievous wrong to the British producer. It is a wrong, moreover, not only to the producer, but to that much considered person the consumer, for it is not a question of the cheapest market, but the selling of a cheap article under the name, and at the price, of a dearer one. The meat marking of foreign countries, which is constantly referred to, is as I believe a sanitary precaution; the meat marking which we require is provision against fraud, and a short addition to the Merchandize Marks Act of 1890, with adequate inspection, and a proper system of butchers' licenses would give us what we desire. I am not prepared to go the length of saying that British mutton, which is rarely more than 22 months old, is better than New Zealand mutton, which is often 3 or 4 years old, and fed entirely on grass, but I do say most emphatically that the consumer who wishes to buy home-grown meat should have a guarantee that he is getting what he asks for. This is, perhaps, one direction in which Lord Winchilsea's Union may do good. Several attempts have been made to deal with this matter by legislation, one so lately as last Session. Unfortunately Mr. Jeffrey's Bill was dropped in June last, sharing the fate of the Bills introduced in previous years by Mr. Yerburgh, Mr. Lambert, and Lord Onslow.

The question of the simplification of land transfer is not likely to make much progress so long as every proposal of legislation is regarded so unfavourably by the great body of practising solicitors. Lord Halsbury's Land Transfer Bill will, I suppose, be re-introduced next Session, but Mr. Budd, the new President of the Incorporated Law Society, is as little in love with it as was his immediate predecessor, Mr. Hunter. "Why," says Mr. Budd, "should the owners of property be com-

" pelled at enormous expense to adopt a system which " they will not adopt voluntarily?" Mr. Hunter declared bluntly that the Bill represents a pertinacious endeavour on the part of the officials of the Land Registry Office to get the conveyancing of the country into their own hands, and Mr. Budd is evidently of the same opinion, although he delivers himself in more guarded language. Mr. Budd (I quote from the *Times* report) would always have an owner of the whole fee simple of land from whom a purchaser or mortgagee could get a clear title free of any trusts or equitable interests, and that whether the purchaser has or has not notice of such interests, and in cases where the nominal owner is trustee for others they should look to the trustee and the proceeds of the disposition of the land and have no claim on the land itself. It would be an act of temerity to differ from such high authorities as Presidents of the Incorporated Law Society, but, as Surveyors, we are aware that most European countries and our Colonies have had for years a system of land transfer admirable as regards simplicity, economy, and indefeasibility of title. If there were no such thing as a "cadastre" in existence in other countries it might be profitable to argue proposals for conveyancing reform like those suggested by Mr. Budd and Mr. Hunter. The facts being what they are, I, at all events, prefer to give my adhesion to some plan of compulsory registration on alienation. There are bound to be difficulties connected with the substitution of a new system for the one which has so long prevailed in this country, but I cannot believe that the legal intellect, which is so fertile in expedients for bolstering up the present system, will fail to find a way out of the difficulties involved.

Forestry is a subject that is rather in the air at the

present time. It is one in which I have always taken the keenest delight and which I would gladly see studied more systematically.

I fear the time is distant when a good deal of the land that could be kept in cultivation during the period of high prices will again be devoted to corn crops, and I cannot help thinking that a not inconsiderable breadth of this land might be planted with timber with some national advantage and with a prospect of an ultimate, if not an immediate, return. Well managed woodland is one of the few things that pay at the present time, but it is unhappily the case that the greater part of the timber of England is not well or scientifically managed.

Those who were responsible for the disafforesting of Hainault, Whichwood, Whittlewood, and Delamere, comprising over 14,800 acres of ancient woodland, would probably be the first to acknowledge that had they foreseen what would happen in the course of a few years they would have left the work alone. It is hopeless however to expect impoverished private owners to undertake planting operations on a large scale, even if there were a prospect of immediate profit, but, as I have said elsewhere, if, as I believe, this is a question of national importance, the State might very well lend the owners the money at 3 per cent. which it can borrow at 2½ per cent. deferring the payment of interest for, say, ten years. I would also have the land relieved from rates and taxes for the same period. Under these conditions I believe that planting at £8 an acre would pay at no very distant period. I have said that the management of most of the woodlands of this country is most unsatisfactory, and I consider therefore that any state-aided planting should be done under proper supervision and under expert

advice and that the woods should be periodically visited and reported on by government inspectors responsible to, and paid by, the Treasury. In course of time it is to be hoped that by means of the facilities of study afforded by this Institution and by the encouragement we give to the acquisition of a sound knowledge of modern principles, the reproach under which British forestry at present labours may be removed, and that we may be able to pursue under better conditions that system of private management which is most consonant with English traditions.

Before leaving the subject of landed interests I should like to refer for a moment to the question of the property market. One of my predecessors, the late Mr. William James Beadel, M.P. in his opening address for 1886, instituted an instructive comparison between the sales at the London Auction Mart of landed property outside the metropolis between the year 1875 and the year ending the decade. He showed that in 1875 the total acreage sold was 95,894 and the price obtained was £4,969,783 (equal to an average of £52 per acre) whereas in 1885 the acreage sold was 31,070, the price being £986,253, equal to an average of £32 per acre. The property in both cases was none of it within 15 miles of London and all small sales under 100 acres were excluded from the comparison. Following the same system I find that for the year 1894 (practically another decade) the area sold amounted to 11,518 acres, the price realized being 283,201 or but little over £24 10 per acre. This means that the volume of sales in 1875 had shrunk to one-third by 1885, and to one-eighth in 1894. The total price realized, which had fallen to about one-fifth in 1885, fell to about one-nineteenth of the figures for 1875 by last year. Lastly the price per acre, which had

fallen nearly 40 per cent. by the end of 1885, had fallen, by 1894, over 53 per cent. as compared with the figures for 1875.

The facts, tabulated, are as follows:—

Sales of Landed Property outside the Metropolis showing total acreage, total price realised, and price per acre for the years 1875, 1885, and 1894.

Year.	Total Acres sold.	Total Price.	Price per Acre.
		£	£ s. d.
1875	95,894	4,969,783	52 0 0
1885	31,070	986,253	32 0 0
1894	11,518	283,201	24 10 0
Fall between 1875 & 1885	40%	80%	38%
Fall between 1885 & 1894	62%	71%	23%
Fall between 1875 & 1894	81%	94%	53%

Sales of Freehold Ground Rents.

Year.	Amount of Ground Rents.	Sold for
	£ s. d.	£ s. d.
1875	9,498 19 2	251,686 0 0
1885	12,298 9 6	342,478 0 0
1894	13,518 4 6	376,700 0 0

The question of local taxation is naturally of the greatest interest to Surveyors, and especially to those of

us who have the misfortune of being called upon to deal with agricultural land. A very remarkable return as to rateable values was issued by the Local Government Board in May last. It is an analogue to the well-known return of 1871, and a comparison of the two affords us as good a measure as we can have of the extent of the present depression. The first fact to notice is that the rateable value of all property assessed has increased to the extent of 53·6 per cent. in the 24 years since 1870; but while the rateable value of land was then nearly 40 millions, and represented more than one-third of the whole rateable value of the country, its present rateable value is fully 15 per cent. less and represents only one-fifth of the whole. The 53·6 per cent. increase in the total rateable value of all property since 1874 is made up by an additional 9 millions put upon the railways, 47½ millions put upon houses, and nearly 6 millions upon other rateable hereditaments. Although the period covered by the return is 24 years, it is pointed out that, as regards agricultural land, the whole 15 per cent. fall (representing £6,180,000) is confined to the last 14 years. It is tolerably clear, therefore, that the rates as a whole have not suffered by the agricultural depression, for the rateable value per head of population has risen from £4 12*s.* in 1870, to £5 11*s.* in 1894. The memorandum prefixed to the return ascribes the rise in the total to the growth in the value of other property than land and especially of railways. The remark has a somewhat cynical ring about it. I suppose what has happened is this, that the greater part of the loss on agricultural land has been put upon other hereditaments and especially upon railways, which are in the unhappy position of being liable to be mulcted in detail in every parish, and to be called upon to fight single-handed at

every point of their narrow territory with separate bodies of assailants armed with all the resources of the other rate-payers. As Surveyors, we may be engaged professionally on one side or the other, but as experts and men of business we must feel that some change in the system is urgently called for as a mere matter of public equity.

It would seem as though a portion of the rates should be nationalized so as to bring non-rateable subjects, such as money in the funds and other securities, within the area of contribution.

I confess that I view with alarm the rapid increase of our local indebtedness. According to Mr. Rose-Innes, the debt of London now exceeds its rateable value by £4,500,000: a serious state of things enough, even if there were any guarantee that the increase would not proceed in an accelerating ratio.

In the innocence of our hearts a good many of us believed that there was at last a prospect of getting the Strand Improvement scheme through the body to which Parliament has entrusted the government of London. The much-abused Metropolitan Board of Works managed to carry out a few trifling improvements, such as the Thames Embankment, Northumberland Avenue, and Shaftesbury Avenue, to say nothing of the freeing of bridges and a host of minor improvements. This body, which in my humble opinion was ideally constituted, inasmuch as its members were drawn from strictly representative sources while being free from direct popular pressure, was supposed to be condemned not less for its sins of omission than (shall I say it?) its sins of commission. We were instructed to believe that the new County Council which superseded it would take the matter of London improvements in hand with all fervour to be expected of a body in close touch with that paragon of

public spirit the ratepayer of London. Alas for the hollowness of human hopes! the crying needs of London are as nothing in comparison with the prosecution of a campaign against the owners of the soil of London, who, in spite of all argument and demonstration to the contrary, are described as escaping their fair share of the burden of taxation. The latest scheme for a new street from Holborn to the Strand has shared the fate of its predecessor of 1892. After a few days' brief existence it has been upset, nominally on a point of procedure, but actually on grounds which we, as practical men, quite understand, and I suppose we shall now have to wait for the improvement until one of two things happens—the election of a Council which has the welfare of the Metropolis at heart, or a surrender by Parliament (which Heaven forefend!) to the demands of the extreme party with reference to taxing powers.

It may be as well to say a word or two as regards the latest scheme. It differs very little from that of 1892. The proposed terrace on the north side of the Strand disappears, and the open street on the eastern side of the new thoroughfare, which in the older scheme took the line of Wych Street, now runs a little more northward to Clare Market. The Circus at the junction with the south side of Lincoln's Inn Fields in the scheme of 1892 is omitted from the new scheme. It will be remembered that Lord Salisbury's suggestion of a Circus had reference to the supposed delectation of parish rather than county councils.

The scheme of 1892 and the present scheme are both open to the objection that they would concentrate an immense quantity of heavy north and south traffic on some few hundred feet of the Strand, instead of utilizing the broad thoroughfare of Lincoln's Inn Fields, and con-

ducting the traffic by means of a "low level" street of easy gradient from that point under the Strand on to the Embankment.

How far the alteration in the principle of "betterment" effected by the House of Lords is concerned in the abandonment of the Strand scheme, it is impossible to say. I seem to trace in the debate the cry, "Betterment is dead; long live Betterment!"

The bald principle of an "improvement" or "betterment" rate has given place, in the Tower Bridge (Southern Approaches) Bill, to what the bacteriologists would call a "cultivated" variety. This enactment introduces "worsement" as a set-off to "betterment"—a principle for which we have always contended. It introduces another feature on which we have also strenuously insisted—that the landlord should have the right to compel the County Council to purchase his property at arbitration price when he is not satisfied that the amount of betterment with which he is charged is just, and gives him the alternative of going to a jury.

The procedure is as follows:—Any lands within the limits of deviation, not required for the purposes of the undertaking, may have their value declared permanently increased, and be liable to have an improvement charge placed upon them. At least two months before the commencement of the work, the Council are compelled to specify under seal the lands which they propose to charge, and give notice of the same to the persons affected thereby. The owner, lessee, or occupier may thereupon ask the Local Government Board to appoint an independent person to make a valuation of the lands included by the Council in the "improvement area." The valuer may thereupon proceed to hear the parties interested and applying to be heard, and make what the

Act calls the "initial valuation," the Council to defray the costs thereof. Should no application be made for the appointment of a person to make the "initial valuation," the Council may apply to have it made. The valuer is to distinguish the value of the land apart from that of any existing buildings, and also to value the land and buildings as a whole independently of any supposed increased value accruing from the improvement. Every interest is to be separately valued, including leasehold interests of not less than 21 years unexpired, but excluding trade interests. The "initial valuation" when made is to be deposited at the Council office, and is to be open to inspection. As regards the assessment, not sooner than 12 months, nor later than 3 years, after the completion of the improvement, the Council are empowered to frame an assessment describing the lands in the "improvement area" which they propose to charge, the names of the owners, lessees, and occupiers affected thereby, the amount which they allege should be charged by way of improvement rate, and the amount which they consider represents the enhanced market value ascribable to the improvement. The amount of assessment which they propose is limited to 3 per cent. per annum upon half the alleged enhanced value, after deduction of rates and taxes. The assessment is to be submitted to a meeting of the Council, who may by resolution approve the same with or without modifications. To cut a long story short, within about 3 months from the date of the publication of the resolution, any person affected thereby may object to be assessed on the grounds, (1) that his property has not been improved in value, (2) that the charge is excessive, or (3) that there has been an error in fact. An owner who is of opinion that the charge is greater than it should be in reference

to the supposed enhancement of value may, by notice within three months, require the Council to purchase his interest at the amount specified in the initial valuation. By way of protection to the Council against their own zeal in the public interest, they can elect in such a case to abandon the proposed charge, and give a certificate of its extinguishment.

Within three months after the last publication of the assessment, any owner or lessee of property, on whom a charge is proposed to be placed, may claim what is called "worsement" in respect of other lands of his, provided they are within the "improvement area," such alleged decreased value to be considered by the arbitrator, who may deduct it, if satisfied that the claim is just, from the amount of the improvement charge. The arbitrator to whom matters are then remitted is, as in the case of the valuer before referred to, appointed by the Local Government Board, and is to determine all objections of "worsement" claims. Should the arbitrator's award fail to establish the assessment, the County Council pay the costs; should the arbitrator award the same or a greater amount of "betterment" charge or decide that the "worsement" claim is too high, each party is to pay his own costs, but if it shall appear to the arbitrator that the amount assessed is excessive, or that the claim is vexatious or frivolous, he may make such order concerning the costs as to him may seem meet.

The charge may be redeemed by agreement with the Council, and shall be redeemable at any time on payment of a sum equal to 33 times the amount of the annual charge.

I have dealt with this subject in some detail because it represents the first appearance of Betterment upon the modern statute book. To most of us it must be a matter

of regret that a principle which we hold to be quite unworkable has become law in any form. At the same time we are entitled, I think, to congratulate ourselves that this item from the programme of extreme progressivism has been so hedged about with safeguards as to render it doubtful whether its parents will be very eager to see their offspring set upon its feet. Nothing has, I believe, been done by the London County Council to give effect to their Act; but the Manchester Corporation, which has adopted the procedure as regards an improvement charge, has been more enterprising. The valuer (our member, Mr. James Green) appointed to make the initial valuation has already held several sittings for the purpose, though whether he has made and deposited his award, as directed by the Act, I am not able to say.

You will expect me to say something about our internal affairs. The current of our corporate life flows smoothly enough, but in two respects the present year will stand out somewhat in contrast with its predecessors. First your Council have brought to a successful conclusion the prolonged negotiations for the absorption of the Irish Land Agents Association. Although our charter applies to the whole of the United Kingdom, we had but few members in Ireland and very little prospect of obtaining more, owing to the essential differences of the land laws and customs of the two countries. The Irish land agents, who had formed themselves into a professional society, expressed a desire that their Association should be affiliated to the Institution. This was found to be impossible under the provisions of the charter, and it was thereupon agreed to ask the members to elect the members of the Association *en bloc*, and this was done on the first of August last. Matters have since made such

progress that professional examinations for the admission of new members in Ireland will be held next March in Dublin. It is hoped that we may be able, with the assistance of our friends in Scotland, to form a powerful Committee in that country also, combining the land agents, the surveyors, the land valuation assessors, and the building surveyors into one organized whole, and establishing a three-fold system of examinations, under local management, adapted to professional needs and usages on the other side of the border. If we can bring about this result (and I am sanguine enough to believe we shall do so) we shall represent the entire profession throughout the United Kingdom.

I am glad to be in a position to announce that steps have been taken for providing the Institution with a home adequate to its constantly growing requirements, and worthy of the position it now occupies among professional societies. This question of enlarging our borders has periodically engaged the attention of the Council during the past 23 years. It will be admitted, I think, that we have moved cautiously in the matter. The three rooms on the first floor of 12, Great George Street, which were sufficient for our few members in 1869, had, by 1872, become inadequate, and the Council in that year carried out the alterations to No. 12, Great George Street which gave us the present lecture-hall and library. At a later period it became necessary to take possession of the upper floors of the same house, which were previously let to tenants and, in 1887, we acquired the lease of the adjoining house No. 13a, Great George Street, and connected it with the main building. It was foreseen that this would only be a temporary expedient. The great increase in the membership in recent years not only justified but necessitated a comprehensive scheme of re-housing, which would

meet all probable requirements for many years to come. It so happened that the lease of the adjoining house in Great George Street (No. 13) was on the point of expiring. The house No. 3, Little George Street, adjoining our side-house, also became available about the same time, and all that was required to complete the block, comprising some 6,700 superficial feet, was the house No. 4, Little George Street, the leaseholder of which was willing to part with his interest on reasonable terms.

As soon as the Council found that the whole of this property was available for their purpose they entered into negotiations with the Ecclesiastical Commissioners for a lease of the five houses (two in Great George Street, and three in Little George Street) for 999 years. The terms of the new lease have now been definitely settled, the new building agreement has been signed and sealed, and the Council propose next spring (or at the latest in the early summer) to demolish the whole of the existing buildings, and erect on the site new premises which will do credit to the Institution.

The new buildings will comprise a larger and more commodious lecture-hall, more arbitration-rooms, a reading-room, a library that will accommodate 25,000 volumes, a forestry museum, council and committee rooms, and every other accommodation of the kind that can possibly be needed. This will of course involve a very large outlay, but, as the Institution is the happy possessor of more than sufficient funds for the purpose, this need cause us no anxiety.

If I have wearied you with my previous remarks, I trust that I have made you some compensation by this announcement. Our members have always shewn the most lively interest in the material prosperity of the Institution, and we are happy, beyond the experience of

most Societies, in the cordiality with which they have invariably supported the Council in all the steps they have taken for securing and upholding the high position which the Institution now occupies. It is for you, gentlemen, to maintain that position, not less by continuing to support those to whom, for the time being, you have entrusted your affairs, than by your personal efforts, in the future, as in the past, to exhibit a high standard of individual professional conduct, and to foster in every way in your power those honourable traditions on which, quite as much as on professional capacity, public confidence ultimately rests.

Mr. E. P. Squarey (Past President) said he was sure that all present would agree with him that a cordial vote of thanks was due to the President for his luminous far-reaching, and comprehensive Address.

It was a rule, and he thought a very wise and proper one, that the Presidential Address should be in no way subject to criticism; but even setting aside that rule, he confessed that he was unable to find a single point in the Address which could be adversely criticised. There was scarcely a paragraph in it which would not afford matter for deep thought and earnest consideration by every member who heard or read it, and it was a matter for congratulation that the Session should have been inaugurated by an Address of such interest and value to members in all parts of the United Kingdom.

Mr. F. K. Munton (Associate) said it gave him very great pleasure to second the vote of thanks, and he felt an additional satisfaction in doing so because he con-

sidered it one of the most practical and useful Addresses to which he had ever listened.

He was very glad that the President had publicly advocated some better system of fruit cultivation in this country, and that he had lent the weight of his authority to the question of the promotion of forestry; but he might perhaps be allowed to express regret that he had thought it desirable to touch on the question of land registration.

As a Member of the Council of the Incorporated Law Society, he could scarcely agree with the President's contention that a system of compulsory registration of title to land was necessary or desirable in England for the particular reason that it was adopted in the Colonies.

He thought that the President's own great experience would lead him readily to recognise the great difference between the one case and the other. In the case of the Colonies, titles dated back perhaps half a century or a little more, whereas in this country they were often to be measured by hundreds of years.

Reference was made in the Address to Mr. Hunter's observations with regard to official conveyancing. He (Mr. Munton) felt very strongly that the growth of which he might call officialism was a real public danger.

The business of bankruptcy for instance formed, a few years ago, a part of the work of solicitors, as did the winding up of public companies.

Both were now in official hands, and he should not be surprised if, after the appointment of a public officer for the registration of titles, the next step were the appointment of a public official to conduct the business now carried on by members of the Institution, so that the Government should have control not only of the

registration but also of the management and sale of property.

The PRESIDENT said he was very much obliged to the speakers for their kind and appreciative remarks on his paper, and he thanked Mr. Munton especially for having pointed out one or two small matters in the Address with which he did not quite agree; although he still considered that all property should be registered on alienation, with such defects of title as then existed, and which would necessarily be removed by lapse of time. With all deference to Mr. Munton he must, however, say that he had always thought that sixty years constituted an indefeasible title, so that the difference between the cases of the older English titles and the younger Colonial ones was not so very great after all. He sincerely thanked the members for the kind reception given to his Address. If he had been able to convey information of value to anyone, he was more than repaid for any trouble the preparation of his Address had cost him.

The vote of thanks having been put and carried by acclamation, the Meeting then adjourned.

Paper 213.
No. 350.

LANDLORD AND TENANT IN IRELAND.

By ROBERT M. D. SANDERS, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, November 25th*, 1895.

Daniel Watney (President) in the Chair.

The subject which I propose to bring before you for discussion to-night opens up a very extensive field for examination. It is one which stands in the fore-front of social politics in Ireland. It is therefore with feelings of responsibility that I have undertaken to prepare the present paper, though, having had the good fortune —or otherwise, as some of you may think—to be closely connected with the management of Irish property since the autumn of 1881, it would be to my discredit not to be acquainted with some at least of the features of this subject such as would naturally occur in the professional life of an Irish land agent. I am solely responsible for any opinions which may be expressed. They are not to be taken as those of any landowner (or committee of landowners) with whom I am connected. I may also add that it professes to be little more than a cursory view of some of the principal (and for the most part historical) aspects of the subject.

It will add weight to the discussion, that your President of the year is one (of whom there are too few in England) with special knowledge of the subject. A paper upon the land question was read by Mr. Daniel Watney before the Institution just fifteen years ago, a considerable part of it being given up to the question of

Ireland when that country was passing through one of the most serious periods of agrarian disquietude ever experienced, and which preceded the introduction of Mr. Gladstone's Land Act of 1881.

The present time is a favourable one to discuss the matter seeing that it marks a new era in the corporate existence of your Institution by the inclusion among your members of those who belonged to the Irish Land Agents' Association, and because the Government have at the present time exceptional opportunities of dealing with the land question, unembarrassed by those circumstances of political excitement amid which so much Irish legislation has first seen the light.

Lord Beaconsfield (then Mr. Disraeli), in his speech on the second reading of the Irish Land Bill 1870, referring to the excited state of public opinion in Ireland at the time, said: "I, for one, am not insensible to the "very great inconvenience—the more than unfortunate "inconvenience, the great injury to the House of Com- "mons and to the State—of having to discuss this Bill "and to decide upon this question in the present state of "that country. I wish very much that the condition of "Ireland now was what it was when we brought in our "Bill on the subject of Tenure of Land in 1852. I do "not blind myself to the condition of that country now, "to the effect that that condition may have upon the "legislature; and it is against that effect that I should "wish particularly to guard the House."

It has been the misfortune of Ireland that at two great periods of land legislation (1870 and 1881) the social condition of the country was such that statesmen were not competent to deal with measures relating to Irish land with a calm mind, or to have regard to those principles of political economy which cannot be laid aside

with impunity, and it is also to be regretted that the legislation which was proposed by the Conservative Government in 1852 was not placed upon the Statute Book in its entirety. It dealt in the first place with those intricate and complicated matters of land tenure which had survived the feudal system both in England and Ireland. It also provided for compensation to tenants for improvements. The technical questions connected with land tenure were subsequently embodied in the Landlord and Tenant Act 1860.

I will not take you back to the earlier tenures in Ireland previous to the establishment of the modern law of landlord and tenant. They are interesting to the historian, but do not affect us now-a-days, except so far as they have influenced the social life of the people. Land tenures in Ireland, as in England, were derived from the ancient feudal law, which was the first step in advance on the early tribal tenures. In Ireland as in England the relation of landlord and tenant depended on tenure and custom until this Act was passed, which, though in some respects obsolete, is the first Act of importance to be considered. It made the relation of landlord and tenant in Ireland depend entirely on contract. In letting land we have none of the English doctrines about forfeitures, and reversions, and such like. They are destroyed in the creation of the relation of landlord and tenant, and a contract of tenancy is the basis of every holding. If there be two parties to an agreement in which one agrees to be landlord and the other agrees to be tenant of anything in the nature of a tenement reserving rent, the relation of landlord and tenant exists.

The Act of 1860 provided also for the simplification of ejectments, and secured to the tenant whatever were

not fixtures, but the all-important question of permanent improvements was not dealt with, and the greater facilities for eviction enabled land speculators who had purchased estates in the Landed Estates Court to act with some harshness towards their tenants. This gave rise to the Tenant Right Agitation, and on 16th February, 1870, Mr. Gladstone introduced the Landlord and Tenant Bill, which received the Royal assent on the 1st August following. This Act first legalised the Ulster customs, but it left them to be proved in every case, and they varied on different estates. Every Ulster tenant got his choice. He could come in under the Act of 1870 as an Ulster tenant, or he could claim as an ordinary tenant. An ordinary tenant got two rights: (*a*) compensation for disturbance if put out by the act of his landlord, limited in amount, and limited also by certain provisions; (*b*) compensation in all cases—that is to say, whether put out by his landlord or going out voluntarily, for his improvements ("improvement" being defined by the word "work").

The amount of compensation was subject to limitations. The tenant could not claim compensation for improvements more than 20 years old (viz. made before 1850) unless they were buildings or reclamation; nor for any that were injurious to the landlord's estate; nor for improvements executed in pursuance of a contract for valuable consideration, which included the case where a landlord made a lease to a man for a certain term at a rent lower than the actual value in order that the tenant might do improvements. Length of enjoyment and some other matters were to be taken into account. Compensation was expressly excluded in leases over 31 years, except for buildings, reclamations, manures, and cases where the tenant was permitted to sell, and did sell.

All equities were to be taken into consideration, which meant that fair regard was to be had to the interests of the landlord and to the interests of the tenant, and to all the circumstances.

A scale of compensation for disturbance was laid down, which was to be taken by the Court as the maximum in each case. It varied inversely, according to the size of the holding, from one to seven years' purchase. The tenant was only entitled to this form of compensation if disturbed by the act of the landlord; that is if the landlord served him with a notice to quit, for the purpose of taking the land into his own hands, or for the purpose of demanding an increased rent, which, in the opinion of the court was in excess of a fair rent.

It is important to note that this right to compensation for disturbance was not intended to confer upon the tenant any right to the proprietorship of the soil, joint or otherwise. It was a penalty upon eviction, and was expressly introduced into the Bill by its framers for this purpose. This is proved conclusively by reference to debates in Parliament of the day. Yet it is the creation of this penalty, which, like a germ, becoming developed in the subsequent Land Act of 1881, and further developed by the actions of the sub-commissioners appointed in pursuance of that Act, has conveyed the idea to the minds of many that the judicial tenant is possessed of a statutory co-ownership with his landlord.

The Ulster custom has its origin in the settlement of Ulster by English and Scotch settlers in the time of James I., when large tracts of confiscated lands were conveyed to corporate bodies and individuals who were bound by Charter to place upon them settlements of English and Scotch tenants. Ulster is naturally proud of its Tenant Right, which it has purchased often dearly;

and it was proper that it should be protected from frequent or unjust raisings of rents.

It is important, therefore, to distinguish between the tenant right which has been obtained in this manner and the tenant right which has grown out of the rights of the tenant who availed himself of the ordinary provision of the Land Act of 1870. It is in the confusion of these rights that grievous wrong has been done, and serious complications have been created.

The eight years following the Act of 1870, to the end of 1878, were the best the Irish agriculturists have ever seen, and the statesmen of the day might well have thought that under such favourable circumstances, the Irish land troubles were at an end, and that security for improvements, with a penalty placed on capricious eviction, had brought finality. But the Act of 1870 was unfortunately, not an agricultural but a political measure. It was the first of those political Land Acts which have not allayed but have rather intensified agrarian agitation. In the just recognition of tenants' improvements, with the questionable enforcement of a penalty on the landlord in the case of disturbance, combined with the liberal management of many estates in Ireland, under which a landlord seldom insisted on enforcing a full rent from his tenant, as has been the custom in England, regulated by the prices of produce, tenant right, which, prior to 1870, as a recognised custom, did not generally extend beyond Ulster, to the farmer in the other provinces became a valuable asset upon which he was encouraged to borrow money to the fullest extent to pay debts, raise fortunes for his daughters, or pay extravagant prices for the occupation of adjoining farms for his sons. There is abundant evidence in Parliamentary Reports, as well as in the speeches of public men of the time, to prove that

Irish landlords had not generally, up to 1870, advanced their rents since the famine years, and to do so subsequently was the subject of legal penalties. Thus during those years of inflated prices the rents remained low, and the law of supply and demand exerted itself in swelling the value of tenant right, and until 1879, except in a few isolated cases, there was no complaint against Irish landlords.

In that year circumstances combined which enabled Mr. Michael Davitt to start the Land League. It is not my intention to touch, except in the most cursory manner, upon the political events of the period which succeeded the birth of the Land League. No one who lived in Ireland then can look back to it without horror, and I shall only refer to it for the purpose of showing the initial forces which were at work and which in importance far exceeded the supposed grievances of the tenants as against their landlords.

The Irish farmers as a body had never taken any prominent part in the agitation for repeal of the Union, and to obtain their support was of first consequence.

A scheme based on that propounded by Fintan Lalor in 1848 was adopted as the foundation for the Land League. Lalor's programme was published in a paper called "The Irish Felon," and is described by him as consisting of two parts: "(1) Abolition of British Govern-" ment; (2) Formation of a National one;" and then, after describing how this is to be done, by "refusal of obedience " to usurped authority," and by defending such refusal of obedience, he says, "Strip then and let Ireland strip. Now " or never, if it be not yet too late to achieve independence. " There is, I am convinced, but one way alone, and that " is, link Repeal to some other question, like a railway " carriage to the engine, some question strong enough to

"carry both itself and Repeal together. And such a ques-
"tion there is in the land. One ready prepared. Ages
"have prepared it. An engine ready made. One, too,
"that will generate its own steam without cause or care.
"A self-acting engine, if once kindled. Repeal had always
"to be dragged. This I speak of will carry itself as a
"cannon-ball carries itself down the hill." And further on, this remarkable man insists that legal processes of the courts should be ignored or set aside.

It is important to bear in mind the distribution of holdings of land in Ireland. Roughly speaking, the landowning class were about 15,000, the occupiers of agricultural land were 500,000. Four-fifths in number were holders under £30 valuation, occupying about half the agricultural land according to valuation. It is these small occupiers, with the agricultural labourers, who control the representation of Ireland. It is different in England, where you have among you classes and interests merging one into another, incapable of separation or of gaining exclusive political control.

Legislation might have been applied to raise the condition of these 400,000 small farmers, without interfering with the rights of owners on one-half of the estates in Ireland. As it is, the small farmers, with whom rent is but one of their difficulties, are not much relieved by the few pounds or shillings taken off, while the loss to landlords is most felt in the interference with contract between them and their larger tenants, who are as capable of taking care of themselves as any of your English tenants.

You all know how the Land League agitation spread like wild fire among the small peasants of the west, and, though looked upon at first with disfavour by the stronger farmers in the south, was eventually adopted by them in 1880 as a means to resist the payment of rent. It

must be marked that the measures thus devised to get rid of the landlords' debt were from the first applied in many parts of the country to resist the debts of all creditors. Banks and shopkeepers who had vied with each other in lending money upon the security of tenant-right were held up as the friends of "landlordism" if they enforced their claims. Many farmers made good use of those years of plenty, as is seen by the increase of deposits in joint-stock banks from £15,000,000 in 1864 to £32,000,000 in 1877, but the majority of those 500,000 occupiers of land had lived up to the full extent of their credit. The year 1879, with low prices and a bad harvest, was one of the worst years for farmers ever experienced, and a sudden cessation of credit placed these people on their beam-ends. To the Land League they looked for salvation as they saw no means of saving themselves from ruin, but by the stoppage of rent. It cannot be contended that this was due to excessive rents; on the contrary, it has been found that facilities for unlimited credit among the peasants in other countries who pay no rent have produced disastrous results.

The year 1880 saw a better state of things for the Irish agriculturists. Prices improved and the harvest was good, but the Irish tenants had discovered their power, and many parts of the country were in such a state of disorder that the law of the land was laid aside for the law of the Land League, while those who refused to recognise the latter were punished with all the horrors of boycotting and outrage. Mr. Forster, Chief Secretary for Ireland, to appease discontent, carried a Bill through the House of Commons, which was rejected by the House of Lords, for the purpose of giving to the tenant compensation for disturbance even in cases where he was evicted for non-payment of

rent; and in the spring of 1881 Mr. Gladstone passed the Act known as the Land Act of 1881, which now governs all agricultural tenancies with but few exceptions. The Act incorporates a great part of the Act of 1870, certain provisions of which are amended, while others are repealed. Any provisions in the Act of 1870 not inconsistent with those of the Act of 1881 remain good, and the two "shall be construed together as one Act."

Some of the great difficulties in regard to the relations established are due to the fact that many laymen and even lawyers are puzzled as to its meaning. It is doubtful if its authors understood its provisions, and it is quite certain that those who have had to administer it did not at first, and its interpretation now depends on legal decisions and precedents, quite at variance with the declarations made by members of the Government who carried it through Parliament. It is probably the worst drafted measure that has ever been put on the Statute Book. You may read a section of the Act and endeavour to construe it according to its English meaning, but it may mean the very reverse of what it seems to mean, because a word occurs which has a statutable definition. This is well explained by Lord Justice FitzGibbon in his evidence before Mr. Morley's Select Committee. It has led to much litigation, and in many instances to the deprivation of those rights which were declared should be retained by the landlord. It is sometimes supposed that it conferred on the tenant what are known as the three F's. Mr. Gladstone and his colleagues were very careful in the passage of the Bill through the House to declare that this was not so. He said on May 16th, 1881: "Is it possible that any gentleman on the opposite "side of the House can think that he is promoting the

" interests of his party by representing that this Bill " gives perpetuity of tenure, perpetual fixture of rent, " and unlimited tenant right? As a matter of fact the " tenant right is limited; the judicial rent only for a " term; and the security of possession given to the " tenant is not only defeasible in consequence of its own " breach of contract, but also after the first 15 years " which, after all, is not perpetuity. It is also defeas- " ible if the landlord is able to make out a reasonable " and sufficient case for resumption." Mr. John Bright (May 9th, 1881), said: " With regard to security, the pur- " pose of the Bill is to give, not perpetual fixity of " tenure, but security of tenure during a considerable " term, with an easy, accessible method of renewing it."

The first section of the Bill deals with the right of the tenant to sell his holding. The landlord is to get notice, and he is to have power of pre-emption. Then there are provisions against sub-division and sub-letting without the landlord's consent, and for the disposition of the holding upon death. The 4th, 5th, and 8th sections enable the Land Commission to fix a fair rent on every holding to which the Act applies, that is, " every present tenancy " which is defined to be a tenancy subsisting at the time of the passing of the Act, or created before 1st January, 1883, in a holding in which tenancy was subsisting at the time of the passing of this Act. The rent is fixed for a statutory term of 15 years, and the holding is liable to the statutory conditions. Great difference of opinion has existed as to what this tenancy is. Lord Justice FitzGibbon says (in his evidence before Select Committee on Land Acts, 1894, Q. 3,000): " The tenancy " remains as it was before, a tenancy from year to year. " The tenancy from year to year sprung up annually by " the fact that notice to quit was not served. Many meta-

" physical authorities as to its technical nature we need " not trouble about. It was a tenancy that went on until " it was stopped. The effect of this Act, as I understand " it, is to prevent the landlord from stopping it; but it " leaves it still a tenancy from year to year to be stopped " in the old way, only if the statutable conditions are not " observed, but it may be stopped by the tenant just as " before. The landlord cannot serve notice to quit, but " I think it has been substantially assumed that the " tenant can surrender it any time he chooses." Under the Act, all leaseholds, except where it could be proved that the tenant signed the lease under threat of eviction, were to go on until the expiry of the term, when the tenants were to be " deemed " to be present ordinary tenants, and to be entitled to the same benefits. An amending Act was passed in 1887, which cut out the term remaining unexpired between the date of the application and the termination of the lease, so that as the law stands at present all tenants who were in occupation in 1881, except those expressedly excluded, come under the Act.

Of course the most important provision of the Act is the fair rent provision. There is nothing in the Act to show that the landlord is not entitled to the full, fair, economic rent for his land, having regard to any improvements to which he or the tenant are entitled. The proposal that any deduction should be made from a fair rent on account of occupation interest was contrary to the intention of the Act, for it did not profess to give the tenant any proprietary interest in the land any more than the Act of 1870, but it laid down no principle to guide the court in fixing the rent; the words in the Act, Section 8, Sub-section (1), are " apply to the court to fix the fair " rent to be paid by such tenant to the landlord for the

" holding," and thereupon the court, " considering all the " circumstances of the case, holding, and district, may " determine what is such fair rent."

The clause, as originally in the Bill, was as follows: " A fair rent means such a rent as in the opinion of the " court after hearing the parties, and considering all the " circumstances of the case, holding, and district, a solvent " tenant would undertake to pay one year with another." It then provided that the court in fixing the rent shall have regard to the tenant's interest in the holding, thus; in the case of Ulster tenant right custom, " with reference to the said custom or uses," and in other cases " with reference to the scale of compensation for disturbance provided, and to the right to compensation for improvements effected by the tenant or his predecessor." It was pointed out in the debate that the wording of this clause would be open to the construction that not only the tenant's improvements, but also his occupation interest and right to penalties for disturbance, might be valued and deducted from what was otherwise a fair rent. And the Government admitted this and substituted the present clause.

The details connected with its administration were left to the three Commissioners named, who appointed, with the approval of the Lord-Lieutenant, the huge staff of sub-commissioners to whom was delegated the power of fixing rents. No instructions were issued, and each sub-commission court, consisting of one legal commissioner and two laymen, fixed rents according to their own ideas. In almost every case rents were reduced. Reductions, according to landlords, have been excessive, while the tenants declare them insufficient. With a reduction of rents, tenant right, where free sale was exercised, has considerably

exceeded the value of tenant right prior to 1881. "Fair rents," or judicial rents, as they are called, may be divided into two classes, (*a*) Rents fixed by the court, (*b*) Rents fixed by agreement, as follows:

	Rents fixed by Court.	Rents fixed by Agreement.
Number of tenancies	147,487	114,724
Former rent	£2,787,886	£1,986,981
Judicial rent	£2,190,853	£1,635,623
Percentage of reduction . . .	21·3	17·7

Returns of tenant right sales have been collected by the Landowners' Convention in 3,364 cases, of which the aggregate rent amounted to £61,218 14*s.* 9*d.* The total price realised was £760,979 19*s.* 4*d.*, averaging 12·4 years, purchase. The average rate of purchase in Ulster in 2,151 cases was 16·8, and in the other provinces the rate was 6·1 for Leinster, 10 for Munster, and 10·2 for Connaught.

It will thus be seen that with a reduction of rents the value of tenant right has held its own, and I may say from practical experience that within the last year in those districts with which I am personally acquainted, tenant right, even on farms where the tenant would have no claim for improvements, not having executed any, has been selling at very high prices, notwithstanding the severe fall in the value of agricultural products.

The Act of 1881, while benefiting the sitting tenant, has placed a rent upon land, which, if it is to be measured by the fair rent to which the landlord is entitled, added

to the interest on tenant right, is as full an economic rent as it is possible to place on it. The tendency will be for the tenant right to still more increase, independent of the mere expenditure by the tenant on improvements, until we are face to face with another agricultural crisis, when an overwhelming demand will be made by the tenant that he may maintain his tenant right at the expense of the landlord's rent, as occurred in 1887.

The following holdings are excluded from the Act of 1881, although the tenants are not in consequence deprived of any rights they may have under the Act of 1870: (1) non-agricultural holdings; (2) demesne lands, town parks, and accommodation land; (3) holdings "let to be used" for the purposes of pasture, and valued over £50 a year; (4) pasture holdings in which tenant does not reside; (5) lettings to labourers, con-acre holdings, and lettings for a temporary purpose.

Important provisions under the Land Act of 1881 were included to give the landlord the right to resume possession of land for the purpose of taking it into his own possession or for the benefit of his estate, and to purchase up tenant-right when the tenant offered his holding for sale. The Land Commission, if called upon, when fixing a fair rent, are required to fix a "specified value," and if not fixed then it is fixed when the landlord signifies his intention of pre-empting. Like many other provisions in the Act, these have been a dead letter, to a great extent owing to the interpretation which the Commissioners have placed upon them. Where a specified value has been fixed upon holdings it has had the effect of preventing the dangerous growth of tenant-right, while at the same time securing to the tenant the full value of his improvements and a good deal more.

Great public disadvantage in many localities is caused

by this difficulty of resuming possession for the development of the estate, &c. I know where an important centre of industry and local trade would be established if the landlord could acquire only ten acres from his judicial tenants for building sites. If Ireland is ever to become a country of industries, this question of taking up land for building will become of vital importance to the country. It has also retarded the development of resorts for tourists on the sea coasts and elsewhere.

In the legislation of 1870 it was hoped that tenant-right would be gradually extinguished by purchase by the landowner, and it may not be too late to hope that some legislation may be passed which will enable the resident and improving landowner to purchase from his tenants at fair value their rights to improve his property. To get back freedom of contract, with a just recognition of the rights of the tenant, is what we ought to strive for if we are ever to see the land of Ireland developed as it ought to be.

It is claimed that "dual ownership" has been established under the Act. If it has been so, the landlords are entitled to compensation, for the authors of the legislation of both 1870 and 1881, not once but often, declared that the legislation proposed did not in effect establish any proprietary right in the tenant, and it is clear from the speeches of Mr. Gladstone that, had he brought in legislation directly granting to the tenants fixity or perpetuity of tenure, he could not have refused the just claims of the landlords for compensation at the time.

The breakdown of the system of fixing fair rents might have been foretold. Every reasonable person is in favour of fair rent, but rent implies in its natural conception free competition.[1] The Land Commissioners in

fixing "fair rents" applied a standard from which is removed permanently the application of the test of the ordinary law of supply and demand.

Various schemes have been suggested to meet the difficulty of settling the rent for the period of the second judicial term, but the difficulty is that you cannot vary rent according to prices without first ascertaining how that rent was arrived at when prices were different; it is like trying to do the rule of three with one indeterminate quantity. No one can say how or why a judicial rent was fixed at a certain figure. Different Commissioners who have fixed rents on adjoining lands on the same estate, not relatively varying the rent much from the old rent or the Poor Law valuation, declare that their systems were different—one that he allowed a third for occupation interest, and another that he fixed the full letting rent.

If the original basis could be ascertained, a "sliding scale," according to prices, might be acceptable to many landlords, but even then it is open to grave objection, as the variation in prices is not the only element that will effect the fairness of rent. As long as the system is not a disadvantage to the tenant there will be no complaint from him, but as soon as adverse circumstances occur—a bad harvest, increased price of labour, and a desire for a better style of living—you will hear him complain, but people have sometimes to take the choice of two evils, and there may be some advantage in enabling a landlord to voluntarily adopt some scheme of the kind, and thus avoid the expense and trouble of the Land Courts.

The only experience we have in Ireland of the sliding scale is found in the septennial variation of tithes and Church (now Land Commission) perpetuity rents, but

in these the original rent was applotted upon a fixed scale. Some landlords have adopted the sliding scale of prices in leases in England, and it will be useful to know how far the system has succeeded.

The late Mr. John Bright was the father of tenant purchase schemes. What are known as the Bright Clauses became law in the Land Act 1870, but the rate of interest charged upon the Government loans, and the requirement of a cash payment of one-third from the tenant, made them inoperative. The Land Commission were empowered by the Act of 1881 to increase advances to three-quarters the purchase money, and to make an advance of one-half the fine when the landlord granted a perpetuity to his tenant, subject to a fee-farm rent.

The poorer class of tenants for whom these provisions were intended could not find the cash, and the purchase clauses remained a dead letter until the Land Purchase Act of 1885 was passed. This enabled the Land Commission to advance the whole of the purchase money to the tenant, keeping one-fifth back from the landlord, on which he receives three per cent. and repayment of the cash at the end of about seventeen years, if there are no deductions to be made for tenant purchasers defaults in the repayment of instalments which are calculated at four per cent., repaying principal and interest in 49 years.

The advantages to be obtained induced many tenants especially in the north of Ireland, to purchase their holdings, and £10,000,000 were advanced in six years, converting 25,000 occupiers of 1,000,000 acres, paying about £600,000 per annum in rent, into proprietors.

In 1891, as this system had passed the experimental stage, and the direct grants from the Treasury authorised had been used up, the Purchase of Land (Ireland) Act 1891

was passed, enabling the Land Commission to raise the necessary capital for advances by the issue from time to time of Irish Land Stock at two and three-quarters per cent. to the amount of £30,000,000. To satisfy the anxiety of the English taxpayer there were certain safeguards and guarantee funds created, which make the advances under the Act less favourable to landlords and tenants than was the case under the preceding Act.

Up to the end of the last financial year, land stock to the amount of £1,750,000 had converted 5,000 occupiers, paying about £100,000 a year, into proprietors.

Land stock is exchangeable for consols, and is now selling at 106 per cent. On March 31st the arrears due by purchasers under the 1885 Act were £7,840, and under the 1891 Act £393, making in all less than one and a half per cent. on one year's instalments.

The following are the number of holdings in Ireland classified according to Griffiths's valuation and acreage respectively.

I. Classification by Valuation.

Holdings valued at.	Total No.	Percentage.	Aggregate Valuation.	Percentage.
£4 and under	151,901	·276	326,902	·031
£4 to £15	232,084	·420	1,958,895	·193
£15 to £30	88,361	·160	1,871,204	·185
£30 to £50	38,731	·070	1,497,459	·149
£50 to £150	34,497	·062	2,769,394	·275
£150 to £200	3,051	·006	526,834	·051
£200 and over	3,724	·006	1,185,805	·116
	552,349	1·000	10,136,493	1·000

[Parlimentary Return No. 285, 1891.]

II. Classification by Acreage.

	1 to 5 Acres.	5 to 15 Acres.	15 to 30 Acres.	Above 30 Acres.	TOTAL.
Number. .	62,781	156,223	133,656	163,249	515,909
Percentage .	·12	·30	·26	·32	1·00

[Agricultural Statistics (Ireland) 1894.]

Thus nearly three-fourths of the occupiers are under £15 valuation, occupying less than a quarter of the agricultural land, and nearly one half occupy less than fifteen acres. As £15,000,000 of the total sum available under the Purchase Act must be applied to small holdings under £50 valuation, by amending this Act so that its machinery may run, we may hope that the land question will no longer be "an engine generating its own steam," as described by Fintan Lalor.

Mr. Morley introduced a Bill to amend the law of landlord and tenant last spring. It was intended to give effect to the recommendations of the majority of the Select Committee over which Mr. Morley presided in 1894. That Report is very justly denounced by Irish landlords as one-sided, but the evidence taken before it is of value in the present controversy when read together with the Report of the Irish Landowners' Convention in reply. Mr. Morley's Bill proposed to reduce the statutory term from fifteen to ten years, to admit all the holdings now excluded from the operations of the Land Act of 1881, and a large number of tenants who had contracted for land as future tenants between 1881 and 1887; to abolish the landlord's right of pre-emption; and to establish the presumption that all improvements

and the increased letting value due to them belonged to the tenant unless the landlord produced legal evidence to the contrary.

The last would have left less than "prairie value" to the landlord. The law now is generally fair to the tenant, as improvements executed since 1850 are presumed be the tenant's except in certain cases, and in the majority of holdings any improvements made prior to that date are of little account whether made by landlord or tenant.

That Bill has gone into the waste paper-basket, and it is to Mr. Gerald Balfour's speech at Leeds, on the 4th of July, 1895, that we must look for the outline of future legislation. He will deal with the following subjects, while avoiding "all unnecessary controversies."

1. Legal position of judicial tenants.
2. Protection of tenant's improvements.
3. The question of sub-letting.
4. The exclusions from the Act.
5. The simplification and cheapening of procedure.

He adds that it would be incumbent upon them to deal with those particular parts of the land question to which he had referred; he repeated that, in his judgment, the ultimate solution of those difficulties would lie not in any amendment of the Act of 1881, but rather in promoting the more rapid and effective working of the Land Purchase Acts passed by the Unionist Government in 1885 and 1891. It was to land purchase, to the transfer from the landlord to the tenant of the soil cultivated by the tenant, that he looked as the great means of reconciling the Irish peasants to the Government under which they lived. It was to those acts that he looked for securing their contentment, and the prosperity of the sister isle, which was almost as important

in the interests of Great Britain as it was in the interests of Ireland itself.

Irish landlords have a great grievance in regard to the tithe-rent charge. In 1869, when the Irish Church was disestablished, the Church property, including the ecclesiastical tithes, were transferred to a department of the State called the Church Temporalities Commission, the predecessors of the present Irish Land Commission. Mr. Murrough O'Brien, now one of the Irish Land Commissioners, and formerly the official who had the control under the Church Temporalities Commissioners of the Church funds, has issued a memorandum which is published in the appendix of the Report of the Royal Commission on the Financial Relations between Great Britain and Ireland 1895. The tithe-rent charge at the time of the Disestablishment consisted of £410,000 a year, and perpetuity and other rents amounted to £131,000. He says: "Tithe-rent charges, although a first charge on the land, were difficult to identify, costly to collect, and not easily saleable in the open market. As a rule, they were not worth more than 17 years' purchase." "Perpetuity rents were not worth more than 21 years' purchase The Church Act however, fixed the price of the tithe-rent charge at 22½ and that of perpetuity rents at 25 years' purchase, thus adding £2,779,000 to the then market value of those securities. The value of Church funds was thus artificially swollen to the detriment of owners of property subject to those charges." "By the Church Amendment Act of 1872 the right of varying the rent-charge was taken away. But for this Act the rent-charge of £410,000 would now only be worth £287,000, and its capital value at 17 years' purchase would be £4,879,000 instead of £9,225,000." In fact "by the Church Acts the capital sum of £487,000 was im-

posed upon the payers of tithe-rent charge and perpetuity rent, in excess of the present market value of those securities."

Mr. Murrough O'Brien is a high authority on this subject, and not likely to be predisposed in favour of the landlords. His statement is that when the landlords have redeemed the tithe-rent charges and perpetuity rent at the price which has been forced upon them by the State, they will have paid £5,000,000 over the value of what these securities would have been had they continued to be paid to the clergy. Mr. Murrough O'Brien goes on to show that the loss to Ireland by the alienation of the fund is very great, as the income when paid to the clergy was spent locally.

The tithes have been mortgaged to the National Debt Commissioners, who receive nearly one per cent. over the rate at which the State are now able to borrow at. The Treasury thus gained by the transaction at the expense of Ireland and Irish landlords. The moneys advanced by the National Debt Commissioners upon the fund are those which in the words of Mr. O'Brien "are unre-" munerative to Ireland;" they were made to avert famine, to relieve distress, or to get over some difficulty which embarassed the Imperial Parliament for the moment, and for Intermediate Education, National School Teachers' Fund, Congested Districts Board, Maynooth Grant, and Royal University, which would all have been met by direct grants from the Treasury if the fund did not exist.

The Treasury issued a memorandum respecting tithe-rent charge in Ireland, dated 19th August, 1895, in reply to the question raised by Lord Belmore in 1894-95. They declared tithe-rent charge to be a first claim upon land, and therefore better secured than first-class mortgages,

BIBL. LONDIN. UNIV.

and because of this, and also that the fund was mortgaged to its full amount for Treasury Loans, they refused redress. The answer to their first reason is that the charge, being difficult to collect and being capable of apportionment in infinitesimal sums as land is sold, cannot be reckoned as of the same security as first-class mortgages. There was also the power of revision which is still in force in regard to lay tithes, which are revised every seven years, and have, to my knowledge, been reduced in some parishes to the extent of 60 per cent., and in many parishes to 30 per cent. below the original applotment upon which the Government tithe charges were fixed.

One of the Irish landowners' greatest difficulties is due to the heavy Government and private charges upon land, assessed when he was free to deal with his property and receive the best rent for it. Compulsory interference with rents has created a feeling of insecurity and made it difficult for him to avail himself of the reduction of interest now receivable on all investments. Our land transfer system is also a difficulty. Land charges ought now to be capable of being financed on terms which to some extent would compensate for the reduction of income owing to reduced rents. Probably the majority of estates are charged to the extent of ten times their annual rental. Every ten per cent. off the gross rental is twenty per cent. off their income. The same causes which have brought down prices have probably been at work in creating a reduction of interest returnable on investments. Facilities should be granted to enable landowners to pay off their charges upon land on terms somewhat similar to those by which money is advanced to tenants to purchase their holdings. It may be said that Government money cannot be directly granted for

this purpose, but I believe with very small financial assistance from the Government, and with their legislative sanction, a system of Land Credit Banks for the organisation of real credit similar to those which have been such a success on the Continent, and notably in Hungary, might be established in Ireland.

Those who may be interested in this subject will read with interest, if they have not already done so, Reports from Her Majesty's Representatives abroad on Institutions for making advances on Real Property (Commercial Reports No. 9, 1891). The general principle of these Credit Institutions is the same in most Continental Countries. The more successful of them are based, as in the case of the Hungarian Land Credit Institution, on co-operative principles. The landowners by co-operating their credit are enabled to borrow on terms generally one per cent. less than they could borrow on their estates separately. The advances must not exceed half the value of the property according to State valuation. The reduction in interest created provides the margin required for a sinking fund, and the indebtedness of an estate may thus be paid off in a generation. I believe the present time would be most opportune for the establishment of Land Credit Institutions in Ireland. The Government should give a grant or a loan, and create the required statutory powers for their establishment.

Mr. H. de F. Montgomery's articles on this important subject should be studied by every landowner. Perhaps a useful scheme could be devised for the United Kingdom generally.

It is to be hoped that the practice of class legislating for Ireland will be laid aside, and that the agricultural rather than the political side of the question

will be considered. A Declaratory Act, defining what are the rights respectively of landlords and of tenants in judicial tenancies, making provision to the full extent for tenants' improvements properly made, should be passed. The value of tenant-right should in every case be ascertained, separating improvements from occupation-interest, where this exists, and the landlord should have every facility of acquiring this interest from the tenant by purchase. This provision would be availed of by resident landlords who desire to improve their estates, and they should be entitled to obtain Government loans for the purpose, while every facility should be granted to enable the tenant to buy out his landlord where the latter desires to sell, the difficulties now existing, of title, &c., being removed. The tenant who buys on the voluntary system of purchase admits the principle of free contract, and will become a strong advocate for contract and jealous of his rights as a landowner. Compulsory sale would not establish free contract, but the reverse, and the State would not have the same security for the repayment of advances to the tenant purchasers. A large number of the present occupiers, on estates where the landlord does not reside, would thus become proprietors, and by the combination of these methods we might hope again to return to free contract. All lands now in owners' hands, and holdings not subject to the fair-rent clauses of the Land Act, should be exempted from restrictions under the Act, the owner being left as free to deal with the land as if the Acts of 1870 and 1881 had not passed.

The grievances under which Irish landowners suffer, many of which could be met without injury to their tenants, should be considered, viz.:—

1. They should be entitled to have their titles

cleared and registered under the Registration of Title Act at Government expense, as has been done in the case of tenant purchasers under the Purchase Act.

2. The overcharges which have been made upon their estates for either succession duty and other public burdens should be dealt with, and compensation, direct or otherwise, made.

3. Statutable powers should be given to enable them to establish a Land Bank, and by co-operating their credit they would thus be enabled to raise money on land debentures at a low rate of interest to pay off charges.

Possibly to carry out the details of the last a Government grant would be necessary, as was made in Hungary, which would be a good way of returning compensation out of the Tithe Fund.

As the transfer of ownership to a large number of small occupiers would require that some authority should replace the influence for good which a landowner with capital might naturally be expected to exert in ordinary times upon such class of property, an Agricultural Board with ample funds should be established, extending to the whole of Ireland the useful work which has been undertaken in the west by Mr. Balfour's Congested Districts Board, and this, with an extension of co-operative organization among them in the marketing of their produce, would much improve their lot.

The interests of the general public have been too little considered in the class legislation for the sitting tenant. The number of those in the country who have not benefited by it is constantly increasing, and the industrious labourer who by thrift saves a small

capital is unable, as formerly, to raise his position by becoming tenant to a landowner at a reasonable rent, which will not confiscate his capital. He must pay exorbitant tenant-right to a broken-down tenant who wishes to emigrate to America, finding himself without that capital which is necessary for his advancement.

No Government in Ireland has ever had better opportunity for carrying generous and wise legislation, free from party motives, than the present. Ireland was never so peaceable and quiet, nor were the relations between landlord and tenant better than they are at the present time, but notwithstanding low prices for produce rents are being well paid. Anyone who has travelled through the country must have found that it is capable of great agricultural development. Measures that will bring back confidence to all classes and encourage the investment of capital in the land will do much to mitigate the losses which we have suffered. I cannot help thinking that there is a good day in store for us yet, and we may forget the quarrels of the past in the hope of the future.

I fear you will say there is a great deal that is puzzling in this question of landlord and tenant in Ireland. An English writer describing a visit he had paid to that country in 1775 said: "During my visit in Ireland, I experienced that kind of intellectual retrogradation, by means of which, the more I heard, the less I knew, as the second answer to a question usually annihilated the information supposed to be acquired in the first."

I think, however, that members of The Surveyors' Institution are not likely in these days to suffer from that kind of "intellectual retrogradation." Accustomed

as they are to arbitrate in disputes between contending parties in this country, they will be able to bring to bear on the subject now before them all that wisdom which they invariably exercise in their arbitration courts.

I trust that the questions I have raised may bring about useful discussion on Irish matters to the benefit of all connected with Irish land, and if this should happen I shall consider my labour is not lost in thus imperfectly presenting the case this evening.

Mr. J. Luard Pattisson, C.B. (Fellow) said he rose with great pleasure to propose a cordial vote of thanks to Mr. Sanders for his extremely able and important paper; but, before dealing with the paper, he should like, as one of the rank and file of the Institution, to express his great satisfaction, in which he was sure all his fellow members would join, in knowing that the representatives of the land agent's profession in Ireland had now been elected members of the Institution, and he must congratulate the Council upon having so soon been able to obtain, from a typical Irish land agent, a paper of such importance. He felt quite sure that contributions from the new Irish members, either in the form of papers, or of assistance in the discussion of subjects connected with the land laws, would broaden their views, brighten their debates, and greatly enhance the value of the "Transactions" of the Institution. His own experience as an Irish land agent, to which reference had been made, had been in the calm atmosphere of County Down, while that of Mr. Sanders and his father lay in a district where they were exposed to all the horrors of boycotting,

intimidation, and misrepresentation. Mr. Sanders was now, however, reaping his reward for the way in which he had stood up to the Land League, in finding that his courage and impartiality had won the confidence and respect of the very men who had been formerly his bitterest enemies.

He was bound to say, speaking with such knowledge as he possessed, that Mr. Sanders' was a most able and historically accurate paper, but would probably puzzle a great many English land agents, and especially the younger ones, who might well be thankful that their lot was cast where the theory of "dual ownership" was unknown. At the same time they might learn much that was useful from the paper, for, unfortunately, Englishmen were, as a rule, hardly acquainted with the first broad facts relating to Irish tenure and tenements. He believed many of the younger Fellows whom he saw present would be surprised to hear what was stated in the paper—that an ordinary Irish farm consisted of from five to fifteen acres, and that thirty acres was a large farm (leaving out the grazing districts), and that in Ireland, speaking broadly, the tenant made all improvements, put up his own house and farm sheds, and, in fact, did all those things which the landlord in England usually did. That statement must be qualified in the case of many landlords. Some in the old time used to do such improvements, but they more often helped by low rents or gave an abatement on a term of years, which of course made the matter a very different one from the tenant doing the improvements wholly at his own cost.

On page 30 Mr. Sanders said, "An ordinary tenant got two rights, (a) compensation for disturbance if put out by the act of his landlord, limited in amount and

limited also by certain provisions, (b) compensation in all cases, that is to say whether put out by his landlord or going out voluntarily, for his improvements ('improvement' being defined by the word 'work')." He would submit that this sentence ought to be qualified by a mention of the fact that Sub-section 4 of Section 4 of the Act of 1870 gave the landlord who was evicting a tenant for non-payment of rent the alternative power to offer the tenant the right to sell. The section ran thus: "A tenant of a holding who is quitting the same voluntarily shall not be entitled to any compensation in respect of any improvement when it appears to the Court that such tenant has been given permission by the landlord to dispose of his interest in his improvements on such terms as the Court may deem reasonable, and the tenant has refused or neglected to avail himself of such permission:" while Section 9 of the same Act provided that a person ejected only for non-payment of rent should "stand in the same position in all respects as if he were "quitting his holding voluntarily."

He remembered that when the debates on the Bill of 1870 were proceeding in Parliament, it was pointed out that, unless there were a clause to this effect, a combination of tenants refusing to pay their rents, and preventing, by intimidation, others from buying, would ruin the largest and wealthiest landlord if the onus of finding a purchaser rested upon him.

That particular clause was not amended, he ventured to say, by the Act of 1881, but when Mr. Sanders spoke later on of the curious way in which the Act had grown, since it was passed, by the decisions of the various Commissioners and also in the Courts, he thought the truth of the statement was proved by the fact that, only comparatively recently, the Court of Appeal in Ireland

had decided, he believed, in the face of the above-mentioned clause, that if a tenant under such circumstances had from any cause not found a purchaser, the landlord was himself bound to pay for the improvements. That, he thought, was, if true, a most extraordinary thing, and he would ask a distinguished Irish counsel and Member of Parliament whom he saw present if he was right on the point.

It had been pointed out at a meeting of the Institution held shortly after the passing of the 1881 Act, and at which he had himself read a paper on "fair rent," that that Act would in a very few years tend to make the whole of Ireland rack-rented. He had then referred to a point which would not, perhaps, be quite appreciated by the English members, viz.: that an Irishman generally considered it his bounden duty to leave his property equally among his children. As a rule he left the law to do that by making no will at all; but if he did make a will he usually left the property, nominally to the eldest son but, chargeable with equal interests in favour of each of the younger children.

The consequence was the farm on the first transfer by death or sale became immediately rack-rented, because the unfortunate man who got it had to pay to the outgoing tenant or to the younger brothers and sisters at the highest market price of the tenant-right value of the farm. The Act, had not therefore carried out the original intention of fixing a fair rent of tenancies in Ireland. On the other hand the value of the tenant-right had tended to increase, and, in consequence, the rental to fall. It was impossible to get more than a certain rent even as rack-rent, and when this was divided between two persons the share of the one must fall as that of the other rose.

He now came to a point to which he desired to call especial attention, and that was the effect on the population of Ireland of this particular Act. At the time of the Union the population of Ireland was about 5,319,000; in 1845 it reached its highest point, 8,295,000. From 1846-7, the great famine years, the population quickly fell. In 1851 it was 6,574,000; in 1861, 5,798,000; in 1871, 5,412,000; in 1881, 5,174,000; in 1891, 4,704,000, and it was still falling. The year 1877 being the only year since 1845 in which the population of Ireland had increased at all. In that particular year it increased by 9,000 over the previous year, and in the following year, though it had not increased, it was practically the same. Thus the decrease for the 10 years between 1861 and 1871 was 386,000. From 1871 to 1881 it was 238,000; but from 1881 to 1891 the decrease was 470,000—almost double that of the previous 10 years.

Now that was the effect of a great deal of the legislation in regard to land in Ireland. It had not settled the land question in the least, and it had so destroyed confidence in Ireland as to promote emigration at such a tremendous pace that for the ten years succeeding 1881 it was 47,000 a year, or between 9 and 10 per cent. per annum of the population. He thought that point was worthy of the gravest consideration by any one who might have to deal with the political aspects of the Irish land question during the coming Session.

Reference had been made by Mr. Sanders to the Compensation for Disturbance Bill passed by the Commons but thrown out by the Lords in 1880. In his own opinion the introduction of that Bill had done much to unsettle the land question in Ireland, because it naturally gave the tenant farmer in Ireland the idea that a very

large and strong party in England would favour him unfairly at the expense of his landlord.

There had been a proposition that another "Griffith's valuation," if he might call it so, might be made in Ireland. He was sorry that it did not find favour, for, if it had been done by competent men, a fair uniform valuation might have been made on the same principles as Griffith's, and could have valued separately the respective interests of landlord and tenant. There was now no uniform valuation in Ireland which could be depended upon as being representative of what surveyors would consider a proper value of the land and holdings.

Turning for a moment to future legislation, there was one point he was sure would meet with the sympathy at least of those members who were, like the President, interested in forestry, and that was the difficulty of providing, on the sale of holdings to the tenants, for the preservation of trees. The natural temptation of a man buying a holding was to utilize the timber, either by selling it or by turning it into fences or gate posts; but he hoped that when the time for legislation came the trees would be thought of.

There would arise also questions of arterial drainage and common improvements. It was very easy for large landowners to combine to deal with such matters, but it was extremely difficult in the case of small owners unless the work was done by some public authority.

Mr. John Shaw (Fellow), in seconding the vote of thanks, desired to join with the proposer in congratulating the members of the Institution on the incorporation, into their own body, of the members of the Irish Land

Agents' Association, and it must be a matter of especial gratification to every member that the first paper by one dealing with Irish Land questions should be read by such an excellent representative of Irish Land agents as Mr. Sanders.

A great deal had been said about Irish landlords and tenants, but he must confess that he had never heard the matter so intelligibly and ably put forward as in this paper. It dealt with a very important question and one which he was not prepared to discuss at present as it should be discussed. It would not be fair to the paper or to the subject to avoid a very careful consideration of all the details involved, and therefore he was glad to learn that, although the next meeting was reserved for another paper, there was an arrangement that a subject so important as this would be further discussed at some meeting later on in the session.

Mr. E. H. Carson, Q.C., M.P. (Visitor), said that he felt he ought, in the first instance, to thank the Council for the opportunity of being present on the reading of so interesting a paper dealing with the question of the relations between landlord and tenant in Ireland. He felt glad that the subject had been brought before this practical body by a gentleman so well competent to deal with it as the author of the paper.

It would be utterly impossible for him to deal at length with all the many aspects of the land question. All he could say, without wishing to be egotistical, was that—having had the privilege of being engaged as counsel in, he thought, some 2,000 land cases, and having had the advantage of sitting last year on the Select

Committee on Irish Land in the House of Commons, which was preliminary to Mr. Morley's ill-fated measure, and having had the further advantage, when that measure was introduced in the House of Commons, of replying to Mr. Morley on the first and second reading—he had attempted on all those occasions to elucidate the question so far as was in his power, but had always found that in the end he was deeper in the bog than at the beginning, and that the further he went the less chance had he of getting out.

The first great difficulty that arose in the discussion of the Irish land question in England was, that it was almost impossible to bring home to the minds of the English people the fact that the Irish land system and Irish land tenure were about as different from the English land system and English land tenure as day from night, and when people told him, as he had been told in the House of Commons, to see how far English rents had been reduced within the last 10, 15, and 20 years, and to see how little in comparison had been the reduction in Irish rents, it only showed him that many persons had not yet a clear idea of what the real question of rent and value of land in Ireland was. He should always like to ask such gentlemen one simple question, namely, "Can you point, in England, to a case where the "average sale of the tenant's interest is from 12 to 20 "years' value"?

In England a tenant would be frequently almost paid by his landlord to take a farm off his hands, and when one found, in a neighbouring country, tenants giving 20, 30, 40, and 50 years' purchase for a holding, the whole economic considerations which should regulate the rent must be, of course, totally and entirely different. If there was one thing more than another that he wished

to impress upon those who came into daily contact with this question it was that they could not approach the question from the standpoint of English land tenure, but must consider whether more or less legislation was required, and, indeed, first ascertain how existing legislation dealt with the whole matter, seeing what the existing legislation was.

Much had been said of "dual ownership." Now he confessed that he was not himself at all in love with the phrase, for he did not really know what a dual ownership in land was, and he was not sure that it existed in Ireland; nor did he think that the real relation of landlord and tenant in Ireland was quite understood. The matter was somewhat pithily put by an eminent judge, who, in describing the Acts of 1870 and 1881, said that the former put the landlord and the tenant into the same bed, but that the latter gave the tenant full liberty to kick the landlord out. He (Mr. Carson) was not sure, if Mr. Morley's Bill had been passed, whether it would not have given him liberty to rob him of his nightdress also.

But, be that as it might, when one came to think of the ridiculous relation created by having a tenant who was really no tenant and a landlord who was really no landlord, one began to see what Irish legislation was, and his own opinion was (though he had many sympathies with the Irish tenant) that he should like to see the Irish tenant, if the existing state of the law were to hold, made the owner of his own holding. He believed that was the only real solution of the complication. But with all those sympathies he honestly believed that, for the peace of Ireland, one of the most fatal Acts ever put on the Statute Book was the Act of 1881.

To take another point, viz. the fixing of a fair rent. Nothing sounded so easy, and nothing sounded so just, as to propose that a tenant should pay a fair rent. But what was a fair rent? He remembered the first day the Land Commission sat, with the late Mr. Justice O'Hagan —a most upright man—at the head of the Commission. In an unfortunate moment, in what he could not but consider an unfortunate phrase, he said in his opening address that he considered that "fair rent was a rent "that would allow a farmer to live and thrive and bring "up his family in comparative comfort." He had hardly uttered these words when someone suggested that in that case a good deal must depend on the number of a man's family. Was a man who had one child to be put on the same footing as a man who had a dozen? A momentary consideration of the question showed the absurdity of attempting to fix a fair rent on the learned judge's basis.

A man might have four acres of land, and supposing he had two grown-up able-bodied sons who were married, each, instead of two acres, got so much in proportion to the family which was to be kept out of the proceeds. Could any occupation, even agriculture, continue to thrive on that? It was an absurdity which must, of course, be corrected in some way.

It was really not a question of a rent of £1, £2, or £3; there was, at the bottom of it all, this unfortunate economic fact that practically the greater portion of the people in Ireland had no other industry except the land itself. If the land did not pay, they still clung to it. In England, when a man's children grew up, he sent them to the towns and cities where they found employment and an outlet for their energies, and they were able to support themselves; but in Ireland there was nothing

but this plot of land of 5, 10, 15, or 20 acres, and child after child grew up and remained on the farm. In that way the land was burdened in a way it could not possibly bear, and the result was that, no matter what might be done in the way of lowering rent, it could work no real good to the tenant nor remove the difficulties under which he laboured.

Again, what was fair rent? How was it determined? Was it according to the nature of the soil? Perhaps, but a standard must be fixed. A valuer, or "valuator" as he would be called in Ireland, would be asked the question in Court: "Why do you value the "land at £1 per acre?" and he would say "I looked at "the soil." This examination of the soil too often consisted of putting in a stick a few inches deep, and looking at it after it was removed. But what had this, even then, to do with the value of land. One ought, in estimating land, to take the standard of market value. Then the Court would say: "If we take the standard "of market value the landlord gets twice as much." But the moment one left the question of market standard what was there to rely upon? Nothing but the barest and merest guess-work. The whole difficulty arose from the simple fact that it was utterly impossible to fix a value of anything, be it land or beef, butter, mutton, or corn, or anything else without reference to the market price. If the ordinary rule of supply and demand were not taken as the basis of value any valuation must be mere guess work.

Then what did the estimating of fair rent mean to the landlord? It was not merely that the rent was reduced. That he might be able to bear, but what was he to do? He (the speaker) remembered, shortly after the Act of 1881 was passed, a gentleman coming to him

and saying he had been served with 29 notices from tenants to have their rents fixed. He (Mr. Carson) said, "That means 29 law-suits," and he went into figures with his client, who had afterwards to employ in each case a valuer (and when the tenant had two valuers, and he thought if he only produced one he might be outweighted on the evidence), then two valuers.

In many cases he had to employ a solicitor, and if any complicated questions arose he must bring down counsel from Dublin. In the result, out of 29 cases it cost, on an average, to have the rents settled (*i.e.*, to accept the invitation given him by the Act of Parliament to have his free contract disturbed)—about £10 a case—a nice bill of £290 to pay, simply because Parliament had said: "You must in the future, instead "of free contract, submit to have your rents settled." He was not in a position to speak of Mr. Gerald Balfour's Bill, but what did Mr. Morley propose? He proposed not only that the rent fixed for those fifteen years should be settled again in cases where the tenant had never come into Court at all, but that in all past cases the landlords, who were trying to pay off costs and put up with their loss time after time, ever since the Act of 1881 was passed, should do—what? They were all to commence again, to come into Court and pay their £10 a case again. If that was the result of legislation how could we expect the Irish land question to be anything but what it was, a mere object for litigation, a mere money-making machine for lawyers (such as he was himself), and very often, he was glad to say, for surveyors and valuers as well. Such a system, in a poor country where rents were small and the profits out of the farms also small, must, of necessity, be borne down by the burden of its own weight, and could not

exist as a proper method of carrying out land legislation in Ireland.

The question remained, what was to be done? Having had some opportunity of considering the matter, he should himself be glad to begin by having the Land Acts of 1870 and 1881 burned at the hands of the common hangman. He believed that would be the best solution of the Irish question; and then let there be a return to free contract. But the House of Commons never went back, so some other solution must be found. Much could be done, he thought, by a sliding scale of conditions based on prices, or something of that kind.

But, apart from that question, and from the temporary relief which might be given in that respect, his own strong view was—and he had no hostile feeling towards landlords—that the only solution lay in purchase: in abolishing the so-called dual ownership of which he had already spoken, whether it were purchase by the tenant from the landlord or by the landlord from the tenant as had been suggested. He felt sure that, if the matter was to go on as it had been going on, and if the present proceedure was allowed to prevail, it was only a question of time when every landlord in the country would be absolutely ruined, and that without any counterbalancing advantage to the tenantry who were procuring the land. He had urged and always would urge that in any scheme of purchase, instead of attempting by a ruse or a series of ruses to bring about a kind of purchase in which every single sixpence was counted in a miserly sort of way by the State, the State should act generously towards landlords, and encourage purchase. After all, if it was to the benefit of the community that land should be transferred from

one to the other, there was no reason why in that transfer the landlord should not be as well treated as in other cases of compulsory purchase.

He could not of course go into all the questions which had been raised by the author of the paper; but he cordially agreed with him that the bane of the Irish land question was that it had always been tacked on to some political party for political purposes. He could not for the life of him see why the matter of settling the land question between landlord and tenant in Ireland should not be dealt with outside the partizanship which regulated strictly political questions. He thought that if the party to which he had the honour to belong in the House of Commons would put aside the traditional bitterness which had undoubtedly characterised the treatment of the question hitherto; and if on the other side those who represented the tenants in the House of Commons were to try to devise the best means of dealing with the complex legislation, they might, between them, reach some moderate course which would commend itself, not altogether perhaps, but as a compromise, to both parties, and that they might do something thereby considerably to the benefit of the tenant without ruining all that was left of the landlord.

With reference to what Mr. Pattisson had said as to the question under the Act of 1870. He seemed to think it a monstrous thing that if a tenant were given liberty to sell off on being evicted from the holding by the landlord, he should also have compensation. He (Mr. Carson) was afraid that was the law as decided, Whether the decision was right or not was not for him to say. It was sufficient to say that it had been laid

down by very high authority. It did seem a strange thing that if a tenant was offered the liberty on going out of selling his own tenant right and interest, that the tenant might say, "No, I will not, because I want to "spite you and make you pay," and that therefore, the landlord should have to pay, but apparently it was law.

He believed there was a good deal in what Mr. Sanders said, that, at the present moment, the relations of landlord and tenant in Ireland, so long as they were left alone, were good and friendly relations. He believed that a great deal of what had happened was the result of the artificial character given to the subject for ulterior purposes. He remembered a conversation with a farmer who was ploughing, in Tipperary, some very rich land. It was something as follows: He (Mr. Carson) remarked! "This is very fine rich land." "Well, it is your Honour! It would be very good if only I had my rights." "Now, as you mention rights, what are your rights?" "Begorra! I dont know, but it is what all the great speakers say I ought to have." In this simple story lay a great deal of the secret of Irish agitation, and if Mr. Balfour in his coming Bill solved this question of the land in Ireland, he believed he would have solved all the Irish questions, for at the back of all the political pretensions of his (Mr. Carson's) country, there lay that great principle, "Let us do something for ourselves." After all it was human nature and Irishmen above all were human.

The President said that as this very interesting subject was one which must come up during the next

Session of Parliament, it was proposed to adjourn this discussion until the new year. It might then be hoped that many Irish landlords would be over here, and might be disposed to favour the Institution with their views.

The vote of thanks having been put and carried unanimously, the meeting then adjourned.

Paper 214.
No. 351.

THE WORKING OF THE AGRICULTURAL HOLDINGS ACT 1883.

By F. PUNCHARD, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, December 9th*, 1895.

Daniel Watney (President) in the Chair.

Under ordinary cirumstances a discussion in this room upon so well worn a subject as the Agricultural Holdings Act would be but a weary reiteration of an oft-told tale, and its initiation by a 'prentice hand from the country would demand from me an apology upon my thus addressing the Institution for the first time. But there are signs and evidences abroad that the Act and its amendment is destined very soon to occupy a prominent place in the dreary drip of dilatory debate in another House not far distant from this, and thereby to attract attention from institutions such as ours which are interested in the ever-changing phases of the agricultural situation. Indeed the Central Chamber of Agriculture, rather more than a year ago, after collecting the opinions of its several branches throughout the kingdom, resolved that the Act needed amendment; and proceeded to set out in detail the various items in which such amendment was considered necessary. But more lately and more significantly still the President of the Board of Agriculture has in Scotland plainly intimated that the amendment of the Act will form an important plank in the agri-

cultural programme of the present government. This Institution may therefore very profitably repeat and reconsider arguments with which its members, in the pursuit of their profession, have become practically familiar, and in doing so may, without being considered too presumptuous, lay claim to the flattering unction that its deliberations will not be without interest and influence in the preparation and passing of the amending Bill. Our discussion this evening may therefore be a useful one.

In dealing with the text given me by your Council, viz., "the working of the Act and its suggested amend-"ments," I purpose to discuss first the basis upon which compensation has been assessed; then the working of the Act as affected by practice and decisions in the law courts; and afterwards to give my views on sundry of the suggested amendments, with the hope that I may bring out pegs upon which the members present may hang useful arguments.

Basis of Compensation.

Naturally the first proceeding which took place after the passing of the Act was the gathering together in their respective localities of the various chambers of agriculture, farmers' clubs, tenant right valuers' associations, and other institutions or interested bodies throughout the country, to consider how to give full force to the Act, and in particular how best to ascertain or assess the compensation arising under it. The Act had merely laid down that the basis of compensation should be the value to the incoming tenant, but had not of course stated how that value should be ascertained, because such ascertainment must ever be left to the judgment and experience of valuers administering such Acts.

Each body which met, drew up for its guidance a scale of compensation applicable to its own district, and we may note the significant fact that in many of these deliberations tenant farmers were present, expressed their views freely, and assisted generally in fixing the scales which were ultimately adopted, with, presumably, the knowledge or feeling that at some future time they themselves might be personally interested on one side or the other in their operation. Further, in not a few instances, it was these tenant farmers rather than the professional valuers or landlords' agents who fixed the length of time during which the several improvements would be likely to endure, and consequently the period over which the compensation should be spread. It may therefore be safely averred that the decisions arrived at were just, reasonable, and fair to both sides according to the views and experience which had then been obtained.

The general result was that the method by which compensation had been assessed under the schemes of tenant-right, long in vogue in certain districts and upon certain large estates throughout the kingdom, was taken as a guide in the preparation of the new scales, but with substantial and material additions to the elements or items to be compensated for, as well as in the elongation of the periods over which the calculations were spread. Thus the Act was at once recognised as conferring upon the tenant farmer the right to a more extended and more liberal scheme of compensation than had been generally previously conceded him.

On many large estates the revised scales were incorporated in the tenancy agreement, and consequently the compensation therein provided became substituted compensation under Section 5 of the Act. This has resulted

in a number of claims being settled without any of the formal procedure under the Act, and without the general public being made acquainted with the fact or any of its details. There has also by this means been a saving of expense to both parties, and (what perhaps has been the chief cause of these economical and mutually satisfactory settlements) there has seldom been a necessity for calling in third parties, who too frequently think they will not be doing justice to their clients unless they hatch out claims which had not previously been thought of.

Upon the whole these scales (both general and private) have worked very well, and in many cases have enabled referees to agree readily upon the ordinary items of compensation. It has only been when unusual, extraordinary, or unreasonable claims, or counterclaims, have been put forward, that the umpire rather than the referees has had to make the ultimate decision and award.

One objection, however, which experience and practice soon raised to these scales was their want of elasticity, and, if I may so term it, their equal application in unequal cases. They did not at first sufficiently discriminate between the good or high farmer, the moderate farmer, and the bad. Each of these got the same rate of allowance, irrespective of considerations which affected the durability and consequently the value of the improvement to be compensated for. For instance, the previous outlay and consequently the artificial fertility already in the soil were overlooked, and the rate of compensation was just the same whether the manurial improvement was applied to land poor in artificial fertility (and so liable to be exhausted by the first crop) or whether it went on to land already well stored with artificial fertility (and so became part of the cumu-

lative fertility which our Scotch friends so frequently talk about). But in most cases where due attention has been given to these considerations, the defects in the original scales have been remedied by the addition or deduction of percentages varying according to the circumstances, and by the further elongation of the period over which the compensation is assessed. Further adjustments have been made by discriminating between feeding stuffs given to dairy cows, or to growing young or store stock, and those given to feeding or fattening animals; and also by modifying the allowances for cake to meet the extended use of compound, or as they are called feed, cakes, in preference to genuine or pure linseed cake, a practice which significantly enough has grown of late by being encouraged by the manufacturer, and innocently followed by the farmer, ever since the passing of the Fertilisers and Feeding Stuffs Analysis Act.

Further modifications have become necessary because of the modern practice of making artificial manures more soluble, quicker in their action, and consequently less durable; and also because the results of experimental stations instituted by sundry of our County Councils have shown that the application and admixture of artificial manures may be so manipulated as to leave little or no residue in the land after the first crop, or at any rate the second crop, has been removed from it.

Concession to the growing demand for greater freedom of cultivation, and for the selling off of hay, straw, or root crops, in the proximity of large towns may yet call for corresponding re-consideration of the basis of compensation.

By the alterations and adjustments of the scales in use which have thus been made, there has been shown

an honest desire on the part of those using them to bring them into due accord with the actual facts.

One important element with regard to them still remains for consideration, viz.: that, with few exceptions, the allowances for feeding stuffs are based upon proportions of cost and not upon residual manurial values. An important exception in this respect is the scale of the Newcastle Farmers' Club—a scale which is not only based upon manurial values, but has the important discrimination to which I have referred, of varying the rates of compensation according to the different degrees of management which have been followed. In this latter respect, if not in the former, the principle of the scale is worthy of more general adoption.

It must be admitted that theoretically manurial values, if they could be actually and definitely ascertained, would, beyond all dispute, be the safest guides in assessing compensation. But have they been so actually and definitely ascertained? and is the evidence upon which they are founded such that any of us sitting in the judicial capacity of umpires, and therefore bound to do justice to both parties, can accept and safely act upon them? I hardly think so, and I can well imagine our learned legal members questioning their admissibility as evidence, and scornfully comparing them to that "bête noir" of theirs, the skilled witness.

Were these values the results of direct analysis of the resultant manures they would be almost indisputable. But they are not so, and the results of the Woburn experiments do not support them. They have been arrived at merely by deduction, and without sufficient allowance being made for the many causes of loss which might materially have affected the conclusions arrived at.

On the other hand, by taking proportion of cost, we

arrive easily, and tolerably correctly, at the cost of the improvement to be compensated for, and we may well ask ourselves whether we have any right to charge the incoming tenant any larger sum than that for which he could himself produce or procure the improvement.

At the same time I readily admit that the opinions expressed by our agricultural chemists upon the varying manurial residues of the different kinds of feeding stuffs after consumption by the several kinds of stock have been impressed upon most of the scales in use throughout the country, and have accordingly not been without their influence upon the ascertainment of compensation.

Working of the Act.

The procedure clauses have been the source of most of the litigation which has taken place under the Act. Farmers have been careless in the preparation of their notices of claim, and inattentive to the provisions laid down in the Act. The vague wording of some of the sections has given legal advocates in local county courts many opportunities of displaying their argumentative resources,* whilst the conflicting decisions of sundry of the county court judges themselves have added much to the confusion which exists as to the proper course to be followed. Decisions in adjoining courts have also occasionally been in direct conflict, whilst one unfortunate judge has, I believe, had at least half a dozen of his earlier decisions reversed upon appeal in some of the higher courts. This has not unnaturally detracted from the value of the views laid down in these local courts of appeal.

* Or as Mr. Justice Field said, in Smith v. Acock, where there were two hearings before the umpire, two appeals to county court on thirteen separate grounds, besides a special case and appeal to Queen's Bench, "The drafters of the Act underrated the resources of legal obstruction."

I had prepared notes of sundry legal decisions bearing upon procedure under the Act, but I found that the perusal of them this evening would take up too much of the members' valuable time. I therefore propose to hand them to the Secretary to deal with as the Council may think best, by either inserting them in the next issue of "Professional Notes" or as an appendix to this paper, or, in their discretion, to commit them to that common receptacle for diffusive lucubrations, the waste paper basket.

I propose now merely to summarise the effect of the more important decisions as shortly as possible and to point out the lessons which they have taught.

Sections 2, 3, and 4.

Sections 2, 3, and 4 have not been productive of much litigation, nor, so far as I have ever heard, of many claims for compensation. As a rule landlords themselves undertake the execution of permanent improvements, and it will be a bad day for the success or welfare of agriculture when legislation, by adopting the chimerical schemes of sundry advocates of agricultural reform, puts an end or stop to that course of action. With the growth of the depression the advantage of such action has been made apparent, whilst the tendency during recent years has been for the landlord to do many things which formerly the tenant had no hesitation about undertaking. Practically I believe Section 4 has been almost inoperative.

Permanent Improvements.

In construing Section 5 (substituted compensation) umpires have followed the terms of the agreed schedules so far as they applied to the specified improvements, but they have not limited their awards thereto. For instance, where the tenancy agreement provided compensation for lime to pastures only and limited the allowance for cake to that consumed in the last year of the tenancy, the umpire awarded for those particular items acccording to

Atkinson v. Brunskill.

the agreed scale, but gave further compensation for lime to arable land and for feeding stuffs consumed prior to the last half-year. But where the lease stipulated that the tenant should be compensated for feeding stuffs except those consumed by pigs, the umpire disallowed the claim for the consumption by pigs. Lock v. Wood.

Section 6 is the one around which most interest has centered, and has perhaps given referees and umpires most scope for exercising their knowledge and views, and I might add in some cases their fads or hobbies, about the rights and laws affecting the relationship of landlord and tenant. Consequently, the principles reflected in awards under it have been almost as conflicting as legal decisions in county courts. The imperative wording as to allowances for selling off or removing from the holding any hay, straw, roots, or green crops has also caused umpires much thought and consideration, especially where the tenant had either by agreement or custom the right to sell off such crops. Must the allowances be made where that right exists? In dealing with this point it is important to bear in mind that all scales of compensation are based upon the assumption that these crops will be consumed upon the land, and that therefore some portion at least of the improvement compensated for arises from that consumption. Consequently, if the crops are not so consumed, the rate of compensation must be reduced, because a portion of the assumed improvement will not have been applied to the farm, but will have gone elsewhere. Umpires will therefore in future have to carefully ascertain what became of the crops, and decide how they are going to deal with their removal, before fixing upon the rate of compensation to be allowed for manurial improvements.

I have met with no English case in which this deduc-

tion by umpires for vestures removable by agreement or custom has been brought directly before the law courts, though in one instance, not under the Act, a county court jury expressed a decided opinion that the selling off or removal of grass, hay, straw, and other crops is contrary to good husbandry unless an equivalent in manure is brought back. In this instance an order restraining the removal of such crops was granted, although the tenancy agreement was a verbal one and the farm premises had been destroyed by fire.

Pole v. Bright.

But in a Scotch case the sheriff held "that the deduction for the manurial value of produce sold off is limited to a sale in violation of good husbandry or of any contract preventing it being sold. In this case the selling off was done in accordance with the terms of the contract of tenancy, and there was consequently no failure of obligation on the tenant's part. Consequently no deduction under (b) was necessary or justifiable."

Davidson v. Gordon Cumming.

For the guidance of umpires under Section 6 one county court judge has laid down that two white straw crops taken in succession (although not against custom) and the land then left uncompensated, was certainly "waste," and an umpire would be bound to award for the extra manure and extra labour required the following year to do justice to the land and restore it to its prior fertility.

Ackland v. Watson.

One umpire gave no compensation to the landlord for dirty land because he considered that its dirty state arose from the wet weather, for which the tenant was not responsible. The county court judge said he ought not to have taken the weather into consideration, because a tenant is bound to cultivate properly irrespective of seasons. £37 10*s.* was ultimately agreed to be deducted for this item.

Wilson v. Kirkleatham Estate.

In another case where the tenant had covenanted to "expend £50 per annum in bones or other approved "manure, and in default to pay the landlord the value thereof," the umpire awarded "nil" for the tenant's breach of that covenant on the ground that the landlord would have had to pay compensation for the residual value of the whole expenditure—if it had been made—as indeed he had for the portion which had been expended, and that consequently he (the landlord) had not suffered. But the county court judge said the covenant had been inserted in the lease to provide that a certain manurial value should be left in the land, and that by the breach of covenant the landlord had suffered in the re-letting of his farm. He therefore struck out the whole sum which had been awarded for manures and feeding stuffs, though that did not amount to the deficiency in outlay. Close v. Wakefield.

At one time it was thought that items, outside the Act but arising under the tenancy agreement, could be dealt with under sub-section (d) of this Section 6 by treating their non-payment as so many "breaches of "covenant or other agreement connected with the con-"tract of tenancy." Thus, in Westmorland, where the only subject of valuation between the outgoing and incoming tenant is the payment of the last year's seed bill, the practice was adopted of including this seed bill in awards against the landlord under the Act. But decisions in sundry law courts soon made this practice a dangerous one. One case which reached the Court of Appeal furnishes an instance of this kind. The tenancy agreement had provided that the agreed value of machinery and fixtures, and a sum of £89 13*s.* 8*d.*, the agreed unexhausted value of manurial improvements left by the landlord in the farm at the commencement of the claimant's tenancy, should be deducted from the Atkinson v. Brunskill. Farquharson v. Morgan.

compensation found due to the claimant at the end of his tenancy. It further provided that all matters arising under it should be dealt with under the proceedure clauses of the Act. The award included these items, but in the Court of Appeal Lord Justice Lopes said he was reluctantly compelled to allow a writ of prohibition to issue against an order under Section 24 enforcing the award, because the award dealt with matters which are not the subject of the Act, and in doing so had gone beyond the power of the county court judge's adjudication.

In other cases where the tenancy or other agreement similarly provided for the settlement of all claims arising under it, or under the Act, by arbitration under the Act, awards which included matters outside the Act though within the tenancy agreement have been upset or remitted, because, as Lord Justice Fry said in Queen's Bench, the county court judge has no jurisdiction to issue an enforcing order beyond items covered by the Act, although they may actually be within the terms of the tenancy agreement.

Smith v. Bower.

I fear that this inability to include in an award under the Act ordinary items of valuation between outgoing tenants and landlords or their incoming tenants has had much to do with that boycotting of the Act which we occasionally hear of. The appointment and expenses of two sets of valuers or arbitrators have militated against the general adoption of the Act, whilst the scales of tenantright allowances in sundry districts have been so extended as to cover items which are strictly within the scope of the Act. It must not therefore be taken for granted that in districts where it is not universally adopted the Act has been without its influence or bearing upon tenants' compensation. It is

doubtful, however, whether under a strict interpretation of Section 57 these allowances could be legally enforced unless they were awarded under the Act.

I conclude my reference to Section 6 by pointing out that the one chief difference in practice betweem umpires, and in particular between those of the north and those of the south, has been in their dealing with breaches of covenant for which the tenancy agreement had imposed penal rents. As a rule northern umpires have confined their awards to their estimate of the actual damage sustained, whilst in the purely arable districts, where certain breaches of covenant more seriously affect the reletting of farms than in the north, umpires have felt bound to award the penal rents. Doubts have existed in many minds whether the words 'sums due" in sub-section (c), in relation to breaches of contract, mean the penal rents reserved by the agreement or the sums found due by the umpire on his estimate of the actual damages.

Section 7.

Atkinson v. Brunskill.

Paul v. Trustees of Came Estate

Strang v. Stuart.

One of the earliest points of contest was the proper time for delivery of the notice of claim in cases where parts of the farm where given up at different periods. Ultimately the Queen's Bench decided that the words "determination of the tenancy," in Section 7, mean "the "end of the tenant's holding of the whole of the land;" or according to Lord Justice Clark in the Court of Session in Scotland, "the period after which no posses- "sion can be had by the tenant under the terms of the "lease." Doubts still remain as to whether a notice is good which is given two months before the removal of an away-going crop, where such removal takes place after the farmer has long quitted all the other parts of the farm. There have been decisions on both sides, but I think there should be a provision against it in the new

or amending Act, because manifestly both parties must suffer by the delay of the assessment of compensation until so late a period.

A further cause of numerous appeals has been the loose way in which notices of claims have been drawn up, and in their failure to give reasonable particulars, or even, as in some cases, to state the amount claimed. Amending or second notices supplying deficiencies in the original ones have usually been allowed. In one case where a single lump sum was claimed for compensation, a county court judge held that such notice gave particulars "as "near as reasonably may be;" and the Act clearly did not intend that the amount claimed should be attached to each item of claim.

Lock v. Carey.

Jones v. Lloyd.

In one case omissions in the notice of claim were supplied after the tenant had quitted, and the county court judge thought it a fine point whether or not the notice was under such circumstances valid, but he referred it to the umpire. In another case where the claim was for "all cake, corn, manure, &c., &c., consumed," but did not name any amounts, the county court judge held the notice was bad.

Haynes v. Owen.

Sundry other cases have shown that, if objection is to be taken to the validity of any notice, it should be done at once, otherwise it may soon be treated as waived.

The Act, unlike that of 1875, does not provide that the service of a notice upon the agent is equivalent to service upon the landlord. In an English case, such a service was held to be invalid: in a Scotch case it was held as good, though in the latter case the sheriff laid much stress upon the fact that the agent or factor, on receiving the notice, intimated that the landlord would have a counterclaim, but did not reserve the right to

Bentley v. Boughey.

Eason v. Morrison.

object to the notice. As a rule service upon the agent has not been objected to, but provision ought to be made for the validity and sufficiency of such service.

Some claimants have been taught that it is unwise to insert in the notices of claim items which they know they cannot substantiate, or which are outside the scope of the Act. In one case the original claim was £2,126, but was reduced before the hearing to £189, the tenant having intimated that he should limit his claim to items within the Act. The umpire, a learned Q.C., held that he had jurisdiction over the whole of the items mentioned in the original claim, and in fact found that the tenant was not entitled to compensation under the Act of 1883, or otherwise (note these last two words), in respect of those items in support of which no evidence had been submitted. On appeal the county court judge upheld the award, but agreed to state a special case. I do not know whether the matter ever went any further. Turner v. Reade.

Only one legal decision has yet been obtained upon the necessity for a landlord to give notice of his counterclaim for items coming within the scope of Section 6, and that only dealt with an item which was allowed, but which had not been mentioned in the notice of counterclaim. The words of Section 7 leave it optional with the landlord to give notice of a counterclaim, but the direction in Section 6 is imperative upon the umpire to take into account certain items favourable to the landlord. In practice, therefore, it has been customary not to insist upon proof of service of notice of counterclaim in respect of items falling clearly within Section 6, though of course the reverse action has been adopted in respect of items outside that section. In the decision referred to, an award was declared invalid because "inter alia" it gave compensation for the tenant's failure to cultivate Wilson v. Kirkleatham Estate. Wilson v. Kirkleatham Estate.

his garden properly, and this item had not been mentioned in the landlord's notice of counterclaim. Whether, in the event of no notice of counterclaim having been given, and reliance being placed on the imperative wording of Section 6, the decision would have been the same, is a doubtful question.

Landlords, however, must be careful not to include in their counterclaims items, easy of recovery by some other process, but the inclusion of which in an award under the Act may lead to the compensation awarded them overtopping that of the tenants. In one case where the award to the landlord for rent due overtopped the tenant's compensation, the county court judge declined to strike out the rent on the ground that he could not deal with any sum which was properly and legally included in the award.

Close v. Wakefield.

The drawing of awards has of course led to legal contention. What document for the settlement of disputes has not? A master in chambers has laid it down that "it is not within the province of an umpire to draw "the award himself, he should get a solicitor to do it; "but if he will take the risk upon himself and make "mistakes, the award must be remitted to him over and "over again."

Lord Carnarvon v. Hobbs.

Awards must show what items they deal with even if no compensation has been awarded for any of them.

Smith v. Bower.

The direction in Section 19 that the award shall not award a sum generally, but shall specify certain details, has been found difficult to interpret, and especially so in regard to the time at which every improvement, act, or thing was executed, done, committed, or permitted. The general practice with regard to feeding stuffs has been to discriminate only between the periods of consumption according to the number of crops taken from the

resultant manure. Thus if no crop has been taken, the time for the execution of the improvement has been treated as that during which the manure used for that one crop was being produced, and so on. The same with regard to manures—the period of making the improvement arising from their application has been divided according to the number of crops taken from them. Practically therefore the consumption for each year has been dealt with in one sum, and the year has been defined according to the usual period of applying the resultant manure. This practice, which complies with the intention of the section (19) as near as is reasonably practicable or necessary, has not been disturbed by any judicial decision.

In a Scotch case the sheriff held that an award in one sum of £12 12*s.* for non-repair of buildings and another of £7 7*s.* for non-repair of fences was sufficiently specific, as the particular building or fence which was out of repair need not be stated. Davidson v. Gordon Cumming.

As a matter of practice, an award should not name a particular day for payment of the compensation awarded, but should specify some period not less than one month, say for safety five weeks, after the actual delivery of the award. "Delivery" is not the same as "publication," and might through the delay of the parties in taking up the award bring a definite day named for payment within the statutory month. Section 21 Smith v. Acock. Arnett and Beame. Wilson v. Kirkleatham Estate.

"Delivery" means "delivery to either party," and in case of appeal may count from the latest date, although such latest delivery had been to the party other than the appellant. Turner v. Reade.

Decisions have have conflicting upon some points under Section 23, but unanimous on others. For instance, they agree in allowing that appeal lies where the sums Wilson v. Kirkleatham Estate.

claimed by both parties together exceed £100, although the original claim may not have reached that sum.

Athawes v. Barrett.

Judgment in one case was laid down that the right of appeal is not exhausted by one appeal only, but exists

Smith v. Acock.

against an amended award, even if the sums then in dispute do not reach £100.

Athawes v. Barrett.

The judges have been unanimous in deciding that they could only correct the umpire's neglects or omissions,

Smith v. Acock.

not his opinions or estimates. In one case a county court judge held that the umpires refusal to award the landlord any compensation on the ground that as a matter of fact he was not entitled to any, was no sufficient ground of appeal, because Sub-section 4 of Section 23 applies only where some claim has not been entertained at all, either upon legal grounds or by inadvertence.

Section 24. Holmes v. Formby.

The decision in Queen's Bench in Holmes v. Formby has made us familiar with the dictum that an award cannot be enforced which awards the landlord more than the tenant. But we have Mr. Justice Lawrence's consolation that "if the landlord's compensation overtops "that of the tenant he is left in the same position that "he was in before the Act and to the same remedies." Prior to this there had been conflicting decisions on the the point, even in neighbouring County Courts.*

Sections 29, 30, and 31.

Charge of Compensation.—The defect in these sections, as shown by the Lambcote Grange case, has been remedied

McGough v. McGough.

by the Tenants Compensation Act 1890. In another case the Court of Appeal held that, where a landlord died during the reference, the County Court ought to have granted an order charging the compensation upon the estate on which the improvements allowed for had been executed.

* The limitation may, however, easily become the source of much litigation in the recourse to other remedies.

Section 33.

The decision in Barlow v. Teale showed that there is an important difference in the eyes of the Law between six months and half a year so far as a notice to quit is concerned. The Master of the Rolls further pointed out that the words "by law" in this section apply only where there is no stipulation in the contract of tenancy as to the length of the notice.

Section 44.
Bew v. Bull.

Decisions under the distress clauses have shown that distraint is only limited by Section 44 to rent due or payable by ordinary course of dealing more than a year prior to the distraint, and that, where rent is reserved by agreement, more than a year's rent may sometimes be recovered.

Section 52.
Saunders v. Sargeant.

Numerous conflicting decisions in County Courts as to the right of a bailiff to act only within the district of the Court which appointed him have been corrected by Mr. Justice Cave, who expressly said that a bailiff cannot be so restricted. But his appointment as bailiff does not entitle him to sell as an auctioneer. He must select such person to be auctioneer as the landlord directs.

Cuthoo and Everitt v. Broughton.

Shelly v. Goldsmith.

The question of whether or not a holding which includes a small area of land as auxiliary only to a house or shop, which represented the chief rental value, is within the Act has mainly been decided in the negative, even where 20 acres of land were held with a public house, or where a mansion, park, and gardens were in one holding. But where a Scotch holding comprised grazings let at £250, and shooting and fishing let at £350, the sheriff said it was perfectly clear that the holding was within the Act.

Mountfancon v. Smith.

Atkinson v. Brunskill.

A change in the area of a holding does not deprive a tenant of his right to compensation at his final quitting, except so far as concerns improvements executed on the land previously given up.

Atkinson v. Brunskill.

Hewitt's Executors v. Strathmore.

The only decisions of public interest in regard to the Schedules have been (1) by a County Court judge that purchased straw used for litter is neither purchased manure nor feeding stuff, and (2) by an umpire who allowed compensation for feeding stuffs consumed by a stud of brood mares and their produce.

Thus we see that the working of the Act has been attended by considerable litigation, which, however, has been directed more successfully against the procedure clauses than against the compensation awarded. These and other facts which have been mentioned give flat contradiction to the statement so often made that the Act has been inoperative or a failure. Tenants have, either directly or indirectly through the Act, received compensation which they would otherwise not have obtained; whilst it has often seemed doubtful to me whether the party who has paid the compensation has ever been fully repaid.

The Act may not have accomplished all that was expected or promised of it—Acts of Parliament seldom do. The profuse promises on political platforms which accompany their birth are seldom realised, and in the end prove to have been too vague or visionary for practical fulfilment. But the general result of the working of this one has been to show that, in their judicial capacity as umpires under it, members of this Institution have endeavoured so to administer the Act as honestly, justly, and fairly to accomplish its object.

Some suggested Amendments considered.

I must now deal shortly with some of the more important amendments which have been suggested by advocates of reform, and in doing so I must protest very strongly against a most vague and purposely misleading

sentiment which is often expressed in newspapers of certain political tendencies. That sentiment often takes this very vague form, viz.: "the tenant-farmer ought to be made secure of a return for his outlay," a sentiment by the bye to which we can all give hearty acceptance, but which we know cannot be practically accomplished, because it would mean that somebody who derives no benefit from them would have to become security for all the farmers' losses, whether they arise from bad seasons, diseases amongst stock, unremunerative expenditure, or injudicious management. But when these papers go on to insinuate what they dare not say openly, viz.: that an amendment of the Agricultural Holdings Act will accomplish all this, they are wilfully misleading or politically blind to the causes which make the tenants' outlay unremunerative. One witness after another before the recent Royal Commission stated that the chief cause of agricultural depression has been the fall in prices consequent upon foreign competition. How then can an amendment of the Agricultural Holdings Act, which applies only when a man is quitting his farm, remedy this? How horribly horrified these newspapers would be if we were to suggest that the obvious remedy for this fall in prices would be a return to protection! Yet, impractical as such a suggestion is, it would assuredly offer the tenant farmer a better security for a return of his outlay than any amendment of the Agricultural Holdings Act can do. If these papers would put the phrase honestly and fairly in this way, viz.: "The tenant "farmer ought to be made secure of a return of that "portion of his outlay which the landlord or incoming "tenant recovers or reaps the benefit of," they would be expressing the sentiment in a way which every member of this Institution is ready to give force to.

Sitting tenant.

First, then, as to the "Sitting Tenant," to whom it is proposed to give a right to compensation by omitting the words "on quitting" in the first section. I have every sympathy with the tenant whose rent is raised upon his own improvements, but I believe he is nowadays a "rara avis," or at any rate a rarer individual than is commonly represented. His compensation, however, is beset with so many practical difficulties that I do not see my way to support it. To begin with, the proposal cannot be limited to the tenant whose rent is raised upon his own improvements. If one sitting tenant is to be entitled to compensation, all must; and that would be the beginning of fixity of tenure which without any doubt would be disastrous to the tenant farmer by converting the landlord into a mere rentcharger. Again, the time when the sitting tenant should be entitled to compensation would be difficult of decision or definition. If it is to be at the determination of his tenancy, some more definite interpretation of that term will be necessary. Legal decisions have shown that, under present interpretations, the tenant would no longer be a sitting one. If compensation is to arise upon every alteration of rent there will be an end at once to those voluntary reductions which have been so readily or so commonly granted of late without waiting for the legal expiration of the term when the tenant could either compel such reduction or quit the farm. Encouragement also would then be given to that unfortunate system of granting percentages at will which has prevented many tenants obtaining a corresponding reduction of their rateable assessments. If an increase of rent is to be the entitling cause, what encouragement will there be to the landlord to make any permanent improvements? A landlord frequently, during

a long lease, makes improvements which he has not previously covenanted to do, but which he executes as a help and encouragement to a struggling tenant, with the expectation that when the lease has expired he may get some interest upon his outlay. But, if the obtaining of this interest is to be attended by compensation to his sitting tenant, he will have little encouragement in making the outlay. Rents are quite as often raised upon landlords' improvements as upon the tenant's, and it would be quite as unjust to make that the entitling cause for tenants' compensation as the obverse of those conditions is now claimed to be.

Further, the payment of compensation to the sitting tenant would at once amount to the fixing of a standard for his future management; and when once that standard is fixed and paid for, justice would demand that, whilst excess only should be paid for on future assessments, any deficiency must be met by repayment to the landlord. How is this excess or deficiency to be ascertained, and how is the standard of fertility to be intelligibly defined? Special precaution would have to be provided against the tenant extracting from the land the improvement which he has been paid for. My experience tells me that such an extraction is easy enough. On the other hand, having been once paid for it, why should he after extracting it be again paid for replacing it? Finally, the general practice is for the incoming tenant to pay the outgoing tenants' compensation for manurial improvements. But in the case of the sitting tenant the landlord would have to pay such compensation. Thus then, in the event of further improvements, there would be a dual ownership of the artificial fertility, and provision would have to be made for the landlord's portion to

become a set-off in all future assessments. A decision in the Court of Appeal already referred to shows that under the present Act such a provision cannot be enforced.

Schedule. Permanent improvements.

Proposals have been made for the transfer of some of the improvements which are now in Part 1 of the First Schedule into either Parts 2 or 3. So far as the inclusion of "laying down permanent grass" in Part 3 goes, I have no objection to offer; and I should like to see provision made for including in awards under the Act the customary allowances for grass seeds for temporary pastures. The making or improvement of farm roads, the provision or improvement of water supplies, and the execution of permanent sanitary works under orders of sanitary authorities, might also reasonably be included in Part 2. But whilst agreeing that, from a landlord's point of view, the proposal to transfer the other items now in Part 1 into Part 2 would secure a return of interest which is seldom now obtainable, I do not consider that such transfer will be of any practical use or advantage to the tenant. Indeed I look upon the execution of those improvements as so essentially a landlord's question that any facility given to the tenant to undertake them would, in my opinion, be disadvantageous to him, and would end in his discovering what landlords have long since discovered, viz., that the pecuniary return from them is far below their actual cost. Any encouragement, therefore, to the tenant to undertake them would be followed by disappointment and loss, and so would prove a curse rather than a blessing.

Home-grown corn.

A more beneficial amendment of the First Schedule would be to include in its 3rd Part "home-grown corn "consumed upon the farm," provided sufficient and efficient provision is made as to the production of reliable evidence. I have always felt that, except upon

this matter of evidence, there was no just reason for excluding the consumption of home-grown corn from the Schedule. But those of us who have had any experience of farmers' books and accounts, and of their estimates and recollections of the weight of their crops, the number of cattle or sheep they have fed, and the quantities of corn and cake they have consumed in penultimate and antepenultimate years, will know how very unreliable and unsatisfactory they are in the way of evidence. Without some efficient check, therefore, compensation for the consumption of home-grown corn would be followed by the most sanguine and most visionary estimates of the weight or bulk of the crops grown and consumed, and umpires would find considerable difficulty in satisfying themselves that by acting upon such estimates they would be doing justice to the parties who have the compensation to pay. If, therefore, home-grown corn is to be compensated for, there must be effectual provision made as to the sufficiency and reliableness of the evidence produced. The production of books, in which weekly written entries have been made of the number of stock of all kinds kept and fed, and of the quantities of home-grown corn consumed by them, must be a condition precedent to the right to compensation. There need be no difficulty about obtaining books ready prepared for such entries, nor in the making of the entries themselves. Failing their production, and satisfactory proof of their reliability, no compensation should be payable.

Cumulative fertility.

This brings me to the additional heading or item of compensation which the Central Chamber of Agriculture proposes to insert, viz.: "Increased fertility arising from "the continuous and extensive use of artificial manures "and feeding stuffs," or, as our Scotch friends, founding a

phrase on the reports of the Woburn experiments, more tersely put it, "cumulative fertility."

The proposal follows after the addition of home-grown corn to the items to be compensated for. If, therefore, this is not an attempt to get payment for the same thing twice over, I do not know what it is. All purchased manures are already items of compensation, as also will be all kinds of purchased or saleable feeding stuffs when home-grown corn is included. When all these elements by which this increased fertility is obtained are compensated for, what will there be left to pay for? It may be, and probably will be, argued that the rates of compensation at present allowed do not sufficiently meet cases in which there has been a continuous and extensive use of artificial manures and feeding stuffs, or in which there has been such an accumulation of fertility in the land that the unexhausted portion of the manurial improvements of the last or penultimate years is greater than is represented by the scales of compensation at present adopted. But, if so, that is the fault of the scales themselves, and not of any omission or defect in the Act. I have already pointed out that umpires who have followed this question intelligently, and with a genuine desire to do justice by their awards, have increased their rates of allowance to meet such cases. Future dealings with this question must therefore be left to the experience and judgment of umpires, whose actions or decisions cannot be defined by any amendment of the Act.

Time for delivery of notices of claim.

The majority of witnesses before the Royal Commission urged strongly some alterations with regard to the time for delivery of notices of claim and counterclaim, and some different method of procedure in the selection of referees and umpires. I have never

attached any particular importance to these matters myself, but, as it was chiefly the tenant farmers who asked for the amendments, I suppose there is some hidden virtue which may as well be encouraged. But if the notices of claim and counterclaim have to be delivered on the same day, of course the landlord must have the right and power given him of setting the Act in motion. His compensation, therefore, must not be limited, as at present, to deduction from the tenant's amount. Personally I should think that a month after the actual determination of the tenancy would be preferable to a month previous as the date for the delivery of the notices. A saving of expense also would be effected if the appointment of a single referee were more generally adopted; and now that the scales of compensation in use in the various districts are well known and recognised, there is no reason why a single referee cannot apply them with as much justice to both sides as the larger tribunal. Indeed I feel so strongly on the point of the folly and waste of money in having this larger tribunal in ordinary cases, that I would support any amendment which would favour a single reference, and would throw upon the obstructive party the extra costs of appeal to the larger one. What particular superiority there will be in arbitrators selected from County Court or County Council lists over those selected by the parties themselves I do not understand.

Referees.

A much more important matter is how those arbitrators are to deal with breaches of covenant in respect of which the tenancy agreement provides for the payment of penal rents. I have already mentioned that the general practice in the north is to assess the compensation for these breaches of covenant, not upon the penal rents, but upon the actual damage done to the farm. I

Penal rents.

see no reason to suggest any different course. Penal rents are the remnants of byegone days when there were not the facilities for the restoration of fertility which artificial manures and the advance of agricultural chemistry have provided.

Awards to include ordinary valuations.

One other provision which should be made is that where the landlord has paid the previous tenant's compensation for manurial improvements and has not charged it to or recovered it from the claiming tenant, the amount should be treated as compensation due from the latter and included in the award made at the end of his tenancy. But probably this is one of the inherent capabilities which reformers want to hand over to the tenant.

Landlord paying compensation.

An improvement also would be to allow awards under the Act to include the ordinary valuation of tillages, &c. between outgoing tenants and landlords (or their representative the incoming tenant), but without the necessity of giving in detail the amounts awarded for each of the various items of valuation.

Three F's.

In conclusion, let me refer very shortly to the 3 F's,* three fond foolish fancies, which have been dangled with some success before urban voters in semi-agricultural constituencies, whose sympathies may be with the farmers, but who are totally ignorant on all questions affecting the relationship of landlord and tenant. In one of the northern counties there is a club or association composed chiefly of farmers, and from which landlords (except those farming their own land) and all land agents are rigidly excluded. Its president or chairman is a strong advocate of the 3 F's, and I am told that he has over and over again asked the members to pass a resolu-

* 1. Fixity of Tenure. 2. Free Sale of Improvements. 3. Free Cultivation.

tion in support of his hobby, but they have invariably refused to do so, and in this way they reflect the opinions of the majority of farmers throughout the Kingdom. Tenant farmers as they are, they have too much common sense not to see that the institution of the 3 F's would be a most disastrous movement, for their welfare, and would alienate their landlords encouraging aid and assistance. At the present time those tenants are having the use of their landlord's outlay in buildings and other permanent works at a very low rate of interest, in fact greatly below the interest they can get for their spare capital if they have any invested elsewhere. But when once the 3 F's are passed, landlords' outlays will be stopped, and the last position of tenant farmers will be worse than the first. I am sure that amendments which will have that effect are not those which the members of this Institution will ever be found willing to support.

APPENDIX.

Section 1. Tenant not quitting at determination of tenancy.

In Turner v. Reade the tenant had held over part of the farm for about a month. The umpire awarded him "nil" because he had not quitted at the determination of his tenancy, and he ordered each party to pay half the costs.

Transfer of lease is a determination of tenancy.

The question of what constitutes a "determination of a tenancy" has occasionally been contested. In Lock v. Carey the original lessee had sold his lease for a premium and obtained the consent of the landlord to a transfer of his tenancy. The original lessee then put in a claim under the Act, but the landlord contended there had been no determination of the tenancy, and that if there had the £100 premium paid by the new tenant was in satisfaction of his claim for compensation. The original lessee contended that the £100 was for goodwill and not for compensation. The county court judge held that there had been a "determination of the tenancy." On appeal to the Queen's Bench, Mr. Justice Denman thought that arbitration should go on and then the landlord could appeal against the umpire's decision. The question of whether or not the £100 was to be treated as part compensation was left to the umpire.

Consideration money not in satisfaction of claim.

Question left to umpire.

Tenant purchasing his farm is not entitled to compensation.

In Jones v. Verney the tenant had purchased his holding subject to his tenancy, and claimed compensation from the vendors on the ground that his tenancy determined on the day of completion of the purchase. The county court judge held that by purchasing the farm subject to his own tenancy he had by his own act waived all rights of compensation.

At least two bankruptcy trustees have attempted to obtain compensation in the case of farms of which they had disclaimed the tenancy. But the Queen's Bench in the one case, Schofield v. Hinks, and a county court judge in the other, in re Gregory, held that the Act could not apply in a case of disclaimer because, until the disclaiming had been made, there was no determination of the tenancy, and as two previous months' notice of intention to disclaim could not be given, so no two months' notice of claim could be given.

Act does not apply where tenancy disclaimed by bankruptcy trustee.

One decision, which has always seemed to me to be erroneous, was given in a case where the tenant, after giving proper notice of claim two months before the expiration of his tenancy, gave up possession of the buildings for a money consideration to the incoming tenant before the proper time, and within two months of the delivery of his notice of claim. The landlord contended that this amounted to a forfeiture of the tenancy, and made the notice invalid on the score of insufficient delivery. The county court judge supported this contention, and thereby, in my opinion, ignored the provision of Section 55.

Tenant voluntarily giving up buildings within two months after service of notice of claim held to be debarred from claim.

Application of Section 56 to such case.

In Nield v. Johnson the outgoing and incoming tenants each appointed a referee (who subsequently appointed an umpire) to assess compensation under the Act. But the incomer refused to pay the compensation awarded, on the ground that the reference was invalid, and that the Act did not apply to incoming tenants. The county court judge held that it was so, and that consequently he had no jurisdiction to enforce the award.

Act does not apply to incoming tenant.

In Lakin v. Warbuck the tenant claimed for permanent pasture and drainage, for which he had not obtained the landlord's consent, on the ground that he

Section 5.

Compensation due under custom.

was entitled to compensation by custom. The umpire found that he was not entitled under the Act but awarded him compensation under the custom.

But in Ingham's Executors v. Wood and Son the tenant who had laid land down to pasture without his landlord's consent, and, who, on being sued in the county court for rent, claimed to set off compensation for this laying down on the ground that he was entitled to it by custom, was told by the judge that, inasmuch as he had abstained from seeking the consent of the landlord, he had forfeited all right to compensation either under or outside the Act.

Setting up claim under custom where notice under Act has been given.

In Whitsed v. Cook the tenant had omitted to give notice of claim, but, on being sued in the county court for rent, set up a claim for cake, &c., under the custom of the country. The judge held that the notice ought to have been given under the Agricultural Holdings Act, and, on being reminded that the claim was now being set up under custom for which notice was not usually given, made the uncomplimentary remark that "Valuers do not always do what is required by law." In a similar case, Grounds v. Benton, another judge allowed items within the scope of the Act but claimed under custom to be pleaded as a set-off against a claim for rent, but as custom gave nothing for those items the tenant was none the better for the judge's favourable decision.

But there is this essential difference between these two cases, viz.: that the first arose under a contract of tenancy current at the commencement of the Act (and therefore within the first paragraph of Section 5) whilst the second was not within that section at all because the provision as to compensation due by custom refers only to tenancies within the first paragraph of that section.

But Section 57 specially provides that, in the case of tenancies beginning after the commencement of the Act, compensation shall not be payable by custom for improvements to which the Act applies. The effect of the decision in Ingham's Executors v. Wood and Son is that custom will not carry compensation for improvements in Parts 1 or 2 of the First Schedule done without the requisite consent and formalities, even if, by the absence of such consent and formalities, compensation is not due under the Act.

Section 6. Vestures burnt and vestures removed.

In Athawes v. Barrett the umpire gave the landlord compensation for manurial value of hay and straw removed from the farm by being destroyed by fire.

Manurial residue in manure not to be paid for twice over.

In Hunter v. Davidson a Scotch sheriff amended an oversman's award by reducing the compensation for feeding stuffs, on the ground that certain of the manurial residue allowed for had gone into the manure which was taken over and paid for by the incoming tenant according to the terms of the lease.

Contract of tenancy in force after changes in terms.

In Ackland v. Watson the judge upheld the umpire's decision that the terms of the original tenancy agreement were still in force, although a notice to quit had been given and the tenant had held on after its expiration, and although sundry letters had passed between the parties which modified certain of the covenants other than those under which the compensation was assessed.

Section 7. Agent's failure to give notice.

It may be interesting and instructive to members of this Institute to be reminded that, in Burtenshaw v. Phillpott, a valuer who had acted as agent for a tenant in connection with the giving up of a farm was mulcted in damages, £10 10*s*., for failing to give proper notice of claim, or to advise his client that such notice was necessary.

Failure to give notice

In two other cases (Patrickson v. Davidson, and

a bar to setting up items under Act in a counter-claim in county court.

Draper v. Mason) the judicial decisions were against a tenant remedying his omission to give notice under the Act by setting up his rights under the Act as a counter-claim in a county court action, whilst in Holgate v. Beet, where tenant sued landlord for amount of outgoing valuation for tillages, &c., which included an item of 15*s.* 6*d.* covered by the Act, the judge struck out that item because it had not been ascertained by the proceedure under the Act.

Items due under Act must be ascertained under its procedure before they can be claimed in county court.

Service of notice of counter-claim a bar to recovery of items therein under county court action.

The service of a notice of counterclaim under the Act was in Ellis v. Blake held to debar the landlord from setting off the same items against a claim in the county court for valuation of tillages which was entered by the tenant before the award under the Act was made. But the judge ordered judgment to be stayed until the award under the Act had been made known.

Sections 9, 10, 11.

The appointment of referees and umpires, under Sections 9, 10, and 11, has been productive of sundry arguments in the legal courts. In Smith v. Acock it was decided that where an umpire is appointed under Section 10 he need not be so appointed before the referees have entered upon the reference. Sub-section 7 of Section 9 only applies in cases where the umpire is appointed by the referees themselves and not by the Board of Agriculture or the county court.

Umpire appointed under Section 10 need not be so appointed before referees have acted.

Section 9, Sub-section 7, applies only to umpire appointed by referees.

Referees becoming "functus officio."

The absence of a provision in the Act for cases in which the referees, who had been duly appointed, had become "functus officio" before they appointed an umpire, was productive of litigation in at least one instance, and the county court judge made the appointment on the tenant agreeing to take the risk of such appointment being "ultra vires." Failure on the part of an umpire to make ready his award within the statutory time was remedied in another case by a successful application to

Failure of umpire to make award within statutory time.

the county court for revival of his powers under the Arbitration Act 1890.

County court rules provide that if either party desires his application for appointment of a referee or umpire to be heard by the judge he must give at least two clear days' notice, otherwise the application will be disposed of by the registrar. But it would seem that the registrar would be powerless to act except with the consent of both parties (Section 11). and, according to Mr. Justice Wills, in Morris v. Griffiths, in the Queen's Bench, silence must not in such instances be treated as giving consent. The award made in the last-mentioned case by a referee who had been appointed by the registrar without the consent of both parties was declared invalid and could not be enforced under Section 24.

Section 11.—Registrar of county court cannot act without consent of both parties.

Award made by referee as appointed by registrar held to be invalid.

In Lord Carnarvon v. Hobbs the award, as in sundry others, was remitted for the umpire to show what items he had dealt with, even if he had awarded no compensation for them.

In Dawdry and Hartcup the umpire issued a second award because he had made a mistake in the first. The landlord objected and the case went to the Queen's Bench and Court of Appeal, where the parties were reminded that under Section 22 awards under the Act cannot be made a rule of court. The tenant thereupon brought an action at the assizes, but the judge discharged the jury and referred the matter to another arbitrator, who awarded a less sum than the original umpire had done.

Section 19.—Umpire making a second award.

Section 22.—

The tenant in this last case however got better off than a brother claimant (in Heywood v. Burton Borough) who, after giving notice of claim, declined at first to proceed any further. His landlord, on such refusal, applied to the county court to appoint a referee, which was done. The umpire finally awarded the tenant

Tenant giving notice of claim sets the Act in motion and cannot afterwards stop it.

11*s.* 7*d.* more than the landlord. The tenant then woke up and appealed to the county court to grant him his whole expenses on the ground that the landlord had unreasonably forced him into court. The judge said the law expenses would be £50 on each side in addition to half the umpire's charges of £27, and granted the tenant his expenses upon the first application.

Award remitted to state details.

Section 23

In Bletsoe v. Wright an award was remitted for the umpire to specify how much of his one sum of £32 18*s.* 4*d.* was awarded in respect of each kind of feeding stuff consumed in each year, viz. cake in one sum, corn in another, and (presumably) bran in a third, and malt or dried grains in a fourth, and so on.

Award of £300 for continuous use of manures, &c. held to be good.

In a Scotch case (Riddell v. Macfie) the oversman or umpire, after awarding specific sums for purchased artificial manures and feeding stuffs, awarded the tenant a further sum of £300 "for the continuous and extensive "use of manures and feeding stuffs during the lease." The landlord appealed (as what landlord would not?) on the ground that the oversman had not specified the time when the improvement covered by this £300 was made. The sheriff thought that the oversman had, as far as reasonably could be, given all the necessary details, and he dismissed the appeal. The tenant, after getting £774 from the landlord in lieu of way-going crop and £1,063 as compensation under the Act (including the £300 referred to), might well bear with resignation the fact that his legal costs were about £200.

County court and power to amend award.

In Smith v. Acock the judge held that he could amend the award at his discretion without remitting it. But in Wilson v. Kirkleatham Estate the judge said he could not without consent strike out excess of compensation above that claimed for, but must refer the award back to the umpire to do so.

In Ackland v. Watson the county court judge held that it was absolutely necessary for him to re-hear the evidence which had been put before the umpire, otherwise he could not decide whether the umpire was right or wrong; and in Wilson v. Kirkleatham Estate the judge held that he was entitled to hear fresh or other evidence than that put before the umpire.

County court judge may hear evidence before deciding if umpire's award is correct

In Bletsoe v. Wright the parties quarrelled as to which of them ought to proceed first before the county court judge in hearing of the appeal. The judge thought the party who upheld the award should proceed first, but appellant argued that it was for him first to show cause for setting aside the award. By consent the appellant began.

Order of procedure on appeal.

In Howell v. Owen the umpire awarded the tenant more than he had claimed. He further weakened his award by omitting to deal in it with the costs, and had complicated the case by taking with him, when valuing, a person who had previously been rejected as umpire. the Queen's Bench referred the whole question to a new umpire.

Award cancelled and questions referred to new umpire.

Section 33 as to notice to quit led to an important decision in Barlow v. Teale in the Queen's Bench, in which it was shown that a provision in a tenancy agreement for a six months' notice was in the eyes of the law equivalent to a half-year's notice. In the Court of Appeal the Master of the Rolls said, "It is only necessary "to construe the words 'by law' in this section;" and then he went to show that these words apply only where there is no express stipulation in the contract of tenancy as to the length of the notice, and he added, "Directly "the parties agree that a half year's notice shall be "given that is a stipulation which arises by contract and 'not by law."

Section 33.

Holding over by consent does not create a new tenancy.

In Beddoe v. Rees the tenant held under a yearly tenancy and received a year's notice to quit. At its expiration he asked leave to remain on the farm so that he could look about him for another and then quit under a six month's notice at any time. The landlord agreed and afterwards gave him a six months' notice. The tenant still failed to quit and claimed that as a new tenancy had been created he was entitled to a year's notice. The Queen's Bench held that no new tenancy had been created so as to require a year's notice.

Section 44. When rent due.

In Watson v. Montague the knotty point was raised that rent due by agreement prior to distraint but payable in ordinary course of dealing after such distraint was equivalent to rent due after distraint only. But as there was actually under either contention as much rent due at the time of distraint as was distrained for, a judicial decision upon the point was lost.

Section 45. Sub-renting of a whole field for grazing is not an agistment.

Masters v. Green settled a contention that the hiring of the exclusive right to feed the grass of certain named fields and to graze cattle thereon was not an agistment of those cattle under Section 45, Mr. Justice Field stating that this was not an agreement to pay a price for agisting live stock but an undertaking to pay rent for the occupation of the land upon which he could put as many beasts as he liked.

Sheep sold but left on farm for agistment are not in the order and disposition of the tenant.

More interesting still from a legal point of view, although not of common application, was the decision in re Woodward ex parte Huggins, where the tenant had sold some sheep to a dealer who paid for them on condition that they remained on the farm from September to May: the dealer then to be at liberty to sell them, and after deducting the sum originally paid and 1*s.* each for use of the money, to pay the balance to the tenant from whom he had bought them. On 9th April the landlord

distrained the sheep, and the tenant was made a bankrupt. Were these sheep under agistment at that time or were they in the order and disposition of the tenant? The county court judge held the latter, but Mr. Justice Cave said that the custom of agistment was in itself sufficient to do away with the reputation of ownership. The landlord therefore got the estimated value of the agistment and the dealer got the proceeds of the sale of the sheep, but the bankruptcy trustee got nothing.

Cattle sold but left for agistment until tenant could buy them back amounted to an out and out sale.

Similar decisions were given in Hanmer v. King, where the tenant had sold some cows and received pay for them, and then agisted them on his farm until he could buy them back again. The county court judge held that this was a loan under the Bills of Sale Act, but the Queen's Bench decided it was an out and out sale.

Equivalent in barter same as fair price.

In London Banking Company v. Belton it was decided that "a fair price" for agistment covered an equivalent in barter and included payment in milk for keep of agisted cows.

Section 46. Appeal.

In Hanmer v. King objection was taken that under Section 46 there is no appeal from the county court, as right of appeal is given only from the court of summary jurisdiction, but the Queen's Bench decided that this section did not do away with right of appeal from the County Court under the County Court Act 1867.

DISCUSSION.

Mr. J. W. Fair (Fellow) said that he was sure the members present would agree with him that a hearty

vote of thanks was due to Mr. Punchard for his paper. Every one must feel that the paper had been written by a man who thoroughly understood the subject, and as a matter of fact Mr. Punchard was, he believed, a recognised authority throughout England on the Agricultural Holdings Act. He could himself testify, residing as he did in the next county to Mr. Punchard, that he was looked upon, in the northern counties, as, perhaps, the highest authority on the matter.

He scarcely thought that his own practical experience on the subject was sufficient to render him a competent critic of the paper. When the Act was passed in 1883 he was appointed official arbitrator or umpire for South Lancashire, Mr. Drewry of Holker being appointed for the northern part.

To shew how completely the Act was a dead letter in his county he might mention that he had never, during the twelve years it had been in existence, been called upon to act under it at all. Although he had charge of seven or eight large estates he had never had a single case under the Act. Two or three claims had been made, some of them fairly heavy ones, but he had never found any difficulty whatever in settling them.

On page 90 of the paper Mr. Punchard said: "Tenants "have, either directly or indirectly, through the Act, re- "ceived compensation which they would otherwise not "have obtained, whilst it has often seemed doubtful to "me whether the party who has paid the compensation "has ever been fully repaid." He thought there must be many gentlemen present who could vouch for the truth of that statement.

On page 91 the author said: "The tenant farmer "ought to be made secure of a return of that portion "of his outlay which the landlord or incoming tenant

" recovers or reaps the benefit of." There was no one, he was quite certain, who would for a moment grudge the tenant the security of a return on his outlay. But who was to pay that return? It fell upon the landlord to do so, and unfortunately in most cases the landlord never got his *quid pro quo*.

In his own practice he had attempted occasionally, when claims were made, to put the matter in this way. He would say to the incoming tenant, "I have paid a claim " from the outgoing tenant for so and so; will you pay that?" "No," he would answer, "I have nothing to do " with it." "But the landlord is getting no higher rent—perhaps even less—you cannot expect the landlord to pay for what you get out of it." "I cannot help that," the incoming tenant would say. "I cannot see any ad- " vantage in it, or that any unexhausted improvement is " to be had." That was how such an argument was always met, and it invariably fell on the landlord to bear the brunt, and in such a case fell rather heavily on him.

On page 98 the author stated: " One other provision " which should be made is, that where the landlord has " paid the previous tenant's compensation for manurial " improvements, and has not charged it to or recovered it " from the claiming tenant, the amount should be treated " as compensation due from the latter and included in the " award made at the end of his tenancy." In any amendment of the Agricultural Holdings Act he hoped that would be made perfectly clear. As it stood at present, the landlord was in a most unfair position.

It was possible to say a very great deal in favour of the Act in its present form, but at the same time there could be no doubt whatever that an amendment of it was urgently needed, and he was quite sure that in

Mr. Punchard's paper would be found many valuable hints as to the direction in which improvement might be made.

Mr. John German (Fellow), in seconding the vote of thanks, said it was not easy, without having had more time to consider the paper than was occupied in the reading, to make any critical remarks on what would, he was sure, form a very valuable addition to the Transactions of the Institution.

In the Midland Counties, where his practice as a land agent chiefly lay, he might say that the Act of 1883 had very little altered those arrangements between landlord and tenant which existed previously, and even prior to the Act of 1875.

In 1870 an association was formed, known as the Midland Counties Tenant Right Valuers' Association, composed of land agents and valuers. In the first instance frequent meetings were held in order to fully consider the customs then in use and to prepare rules and regulations which should be fair and just between landlords and tenants. The result of this proved so satisfactory that he believed since the Act had been passed the allowances adopted by that Association had been practically adhered to; in fact some land agents did not care for any agreement at all, but were quite satisfied with the custom as worked out by that Association.

Two things he should wish to see altered. He should like, first, to see notices entirely expunged. He believed nothing led to so much ill-feeling as the system of notices.

An outgoing tenant did not always understand the

basis on which his claim should be made, nor could he state very accurately two months before his tenancy expired the amount he would have to expend in purchased foods. The notices were, consequently, often vague and very wide. This frequently led to ill-feeling, and prevented a friendly settlement of the matter.

He remembered a case of a notice being sent in some two or three years ago for a claim on 60 acres of land. The notice clearly set forth that the outgoing tenant expected to be paid the sum of £400 as his proportion of food which he had consumed during the last two years of his tenancy. The landlord thought it was impossible that this could be right. The lawyer was called in, and ill-feeling arose which prevented the settlement of the matter for a long time. But it turned out after all that what the tenant had expected to be paid was the proportion of the £400 and not the whole sum, although his notice clearly bore that construction.

Then with reference to home-grown corn, it seemed to him an anomaly to allow an outgoing tenant a proportion of what he had paid for foreign corn and to allow him nothing for corn grown on his own land.

He was fully cognisant of the difficulty of arriving at a fair compensation in many cases, but he believed that as a rule the tenant farmers of England were a very honest class of men, and it was not fair because some few here and there attempted to secure more than their just rights that the whole class should be punished.

Mr. Clare Sewell Read (Visitor) said he had great pleasure in making a few observations on this very excellent paper, and in fully endorsing what had fallen from the gentleman who moved the vote of thanks. In

the county of Norfolk and in East Anglia generally the Act did not work at all. He had gone to considerable trouble to find out how many valuations had been made on a change of tenancy in Norfolk last Michaelmas, and he believed there were something like 500; and in only about half-a-dozen of that 500 had the Act been applied. Therefore he thought he was justified in saying it was, in that county, something like a dead letter. He believed in a great many counties of England the Act was not wanted, as there was already a very good system of tenant-right.

The gentleman who spoke last said that an excellent tenant-right system existed in the Midland Counties, and he could quite understand that in those districts the Act was never wanted. But he would speak as a farmer in Norfolk, where there was absolutely no tenant-right. The only shadow of tenant-right was as to the manure left in the yards. Whether made in the ordinary course of working dirty straw into manure or whether made from the consumption of artificial food, a difference of something like one shilling a cube yard was allowed for the extra quality of the manure. But otherwise he knew of no sort of tenant-right existing in either Norfolk or Suffolk—there was no such custom whatever.

The way in which the valuers of Norfolk administered the Act had, he was sure, been one reason why it had not been generally successful. They contended that a tenant when he made his claim should restrict it to the schedules of the Act. On the other hand they contended that the landlord could make his claim not only under the Act, but under the agreement or lease, and also under the custom of the country. With regard to the time allowed for the tenant to make his claim, in one instance, in which he was personally con-

cerned, he was told that eight weeks was not two months, and consequently a portion of the claim was disallowed. On the other hand the landlord's claims were admitted, and one claim was made in December, though the notice which the tenant had to give was two months before Michaelmas. He hoped any amendment of the Act would establish something like uniformity about notice. The landlord and tenant giving notice on the same day would he believed be a very great disadvantage.

The Central Chamber of Agriculture proposed that the tenant should be compensated for "the increased "fertility of the holding due to continuous good farming "and for other improvements, increasing the value of "the holding as an agricultural holding, but not specially "mentioned in the schedules, and for which the tenant "was not now compensated." The paper stated that compensation would then be given twice over. He (Mr. Read) could not see that. If he understood the way in which compensation was awarded for manures and artificial food, it never extended beyond two years.

In the case of a farm taken in the condition which was called in Norfolk "lean and clean," and held by the new tenant for two years, then, according to the present scale, the tenant would get compensated for his two years' expenditure. But surely if he had held, and equally well cultivated, the farm for say 30 years, there would be something for which he would not be compensated at all. Therefore the Act presented many shortcomings. He should very much like to see all the items of compensation clearly stated in the claim and put in the same award —the separate sums to be received for hay, for roots, &c.— and if it could be done in that way he thought there would

be very little difficulty about the matter; but he was well aware that farmers (of whom he was one) with their many virtues were not conspicuous for legal and mathematical accuracy. He believed that almost every one of their financial transactions—every bargain which they made at market—nay more, almost every rate that was levied in rural parishes, might be put aside by anyone interested in disputing its validity; but even then he thought that the reader of the paper, in saying that farmers could not satisfactorily work out an account of the quantity of home-grown corn consumed on the holding, was under-estimating their powers of keeping accounts. It was not of much consequence what was the number of stock kept on the farm, or even the proportion of cows that helped to consume the cake; but it would surely be easy to show what portion of the last two years' crops only had been consumed upon the holding.

Another portion of the paper was, he thought, open to some criticism. If a tenant, on taking a farm, refused to pay the outgoing tenant for unexhausted manure and feedings stuffs, it was suggested that the landlord should have power to deduct that from his claim when he went out. Very often a tenant farmer might not be able to afford to pay this compensation, but might be quite ready to give the rent asked. In such a case the landlord was compensated by the increased rent which the incoming tenant was ready to pay.

He quite agreed with what Mr. Punchard said with regard to the three F's. Tenant farmers in England did not want them, however desirable they might be on the other side of St. George's Channel. And with regard to giving greater facilities for tenants to do landlord's

work and to take such responsibilities upon themselves, he thought that any legislation in that direction would be mischievous. Tenant farmers in these days had not, he was sure, a shilling to spare on permanent improvements—and landlords were not very much better off. Any sort of encouragement for the tenant to spend his very small capital on permanent improvements on the farm would, he believed, be disastrous to the tenant farmers themselves. What was really wanted, he thought, to give ample security for the tenant's capital invested in the soil, was to give him good compensation for the unexhausted value of his fertilisers, but at the same time not to create a dual ownership of the land; in the case of both landlord and tenant preserving to each his own distinctive rights.

Mr. W. B. Canning (Fellow) said he was very glad to find at least two gentlemen present who might be congratulated on not having had very much to do with the Agricultural Holdings Act. In his own part of the country—Wiltshire, Dorsetshire, and Hampshire—they had frequent valuations under the Act, and in many instances it caused a great deal of trouble. He had lately an arbitration where an outgoing tenant was by agreement entitled to market prices for hay and straw at the end of the tenancy. He made a claim under the Act, and the landlord's valuer contended that he was not only entitled to compensation for all the hay and straw sold off in the last two years of the tenancy, but for the hay and straw which the tenant was entitled to sell under his agreement. He thought that was never the intention of the Act. As incoming tenant he paid market price for hay and straw when he entered, and as he was entitled,

as the agreement stated, to sell it on quitting, if he paid compensation for loss of manurial value, it would only be equivalent to the consuming value for his hay and straw. If the Act ever intended to provide that an outgoing tenant should in such a case actually pay for manurial value of hay and straw sold at the end of his tenancy, he thought it should be amended.

With regard to penal rents, he had always taken it that the penalties covenanted for in an agreement were put in to protect the landlord, and it was not necessary to make all awards strictly on the penal covenants of the agreement, but, as was said in the paper, to award only the damage actually accruing to the estate.

He, with other speakers, would be very glad to see some compensation awarded to the tenant farmer for consuming home-grown corn. The only difficulty seemed to be to get at the exact quantity consumed, but he thought provision might perhaps be made in any amendment to the Act that a tenant should only be compensated on producing proper returns of his threshing and consumption of the corn, and the quantities sold. In that case there should not be any very great difficulty in arriving at the quantities consumed on the farm.

He had been rather exercised in his mind about the question alluded to by Mr. Punchard in the case of "Holmes *v.* Formby," in which the landlord's claim overtopped the tenant's, and it was ruled that the landlord could not recover more than the tenant had claimed. He had always thought that a reference should be final unless the umpire included in his award anything which should not have been included or had made any omission. But it appeared from this case that the landlord had a counter-claim under the Act for certain things, and if under the agreement certain other things were

provided for, he could not claim for those if by so doing his counter-claim would overtop the tenant's claim. The landlord would consequently have to go through two procedures—one under the Act and one by process of law—which he thought would be expensive, and he would like the Act amended so that valuers might deal with all the claims and counterclaims, whether arising under the Agricultural Holdings Act or the agreement.

Mr. James Waterman (Fellow) said that, so far as he had been concerned with valuations lately, he had gone one day into the valuation under the Act and another day into the valuation under the agreement. He found it impossible to mix them up, and believed that while the Agricultural Holdings Act was surrounded by such technicalities, and entailed such a lot of trouble, a valuer could not do better than separate the items, and (if there was any quantity) have one day for a valuation under the Act and one under the agreement. It was necessary to know with regard to feeding-stuffs, for instance, whether the claim was for feeding-stuffs in the manure which had not been applied to the land or those in the manure from which one crop had been taken. The same with chalking, with which he had a good deal to do, some being fetched by horses and some by engines. The question was as to the date of its application and the number of crops off. The examination into these matters took time, and it simplified the settlement of valuations if those under the Act were kept separate from those of the tenant-right.

With respect to claims under the Act, where the

landlord and tenant had previously settled the items of valuation, on the hiring of the land, according to what they thought fair, the landlord felt hurt when a claim under the Act was made, and thought the tenant was asking for something that did not belong to him ; consequently all sorts of counterclaims were made.

He remembered a claim in 1893 (a year in which it was too dry for grass to grow and when there was no hay) at a farm where he valued on the entry of the tenant two or three years before that time, when the incoming tenant took a considerable quantity of hay at feeding price. One of the counter-claims, on the tenant leaving, was for loss to the landlord by not having a sufficient quantity of hay to take to at feeding price. The tenant had the benefit of the difference between the feeding price and the market price of the hay when he went in, and the landlord's valuer on his leaving claimed for the difference in respect of the hay that he thought he ought to have had when he left. The tenant could not help it, as it was a dry year and the grass would not grow ; and if it had not been a dry year and grass could have grown, he could not see that any claim should have been made. It was not in the Act at all. In that case the other valuation was referred to the same referee. He accordingly put it on the tenant-right valuation—that a consideration had been made for this very thing, but as no one wished to go to law it so ended. He had had a valuation that very day, and the agreement ran (as many did in Kent) that in addition to matters included in Part III. of the First Schedule of the Agricultural Holdings Act, payment should be made for certain things which the agreement would have given before the Act was passed. He found no diffi-

culty when that was put in the agreement, and he thought that if that were done all over the country there would be no objection to the Agricultural Holdings Act at all.

He could not go into all the legal decisions which the opener had quoted, but he would mention some of the things which he thought should be altered when the Act was amended. There were two things which he thought specially called for alteration—the laying down of land to grass and the planting of fruit trees, which should be put in Part III. of the First Schedule. He thought they should be paid for at what they were worth. He often found that if land were laid down to grass, the outgoing tenant went to the landlord and demanded payment for it. If the landlord refused, he would threaten to break it up in order to enforce his claim. Such a state of things should not exist. Practical valuers and farmers knew that when land was laid down to grass the landlord had the benefit, as there was accumulated fertility of the soil.

With regard to good and bad tenants, he would divide them into, say, six classes—three classes above the standard and three below. The first class should have £6 an acre, the second class £4, and the third class £2, and after that he would have one, two, and three classes below the standand, the tenant being liable for £2 in the first case, £4 in the next, and £6 in the last. He thought that would meet the cases of bad tenants as well as good. The accumulated fertility of land did not lie entirely in the manure. The man who let his land get full of weeds and weed-seed, got paid by valuation on leaving for all the labour bestowed in the cleansing, while the

good farmer who left his land perfectly clean and in a good state did not get paid a farthing.

Mr. R. Jasper More, M.P. (Visitor), said he was hardly prepared to take part in a disscussion on this subject, with which indeed he did not profess such an extensive practical acquaintance as would enable him to speak with authority before an assembly of experts. He could only say that he lived in a state of astonishment at what he heard with regard to agricultural matters, especially in the Eastern Counties. The Agricultural Sub-Commissioners had recently stated the immense sums which they considered farmers had lost, especially in wheat, and the remedy which the Central Chamber of Agriculture, representing a good many of the farmers, suggested was an amendment of the Agricultural Holdings Act.

As coming from Norfolk, Mr. Read had stated that there was no tenant right in that county, and that the Act was a dead letter. In his own part of Shropshire he found that, although the farmers maintained that the Agricultural Holdings Act required amendment, especially on the point of tenants and landlords giving notice on the same day, valuers of experience found no difficulty whatever in giving awards under the Act, with perfect satisfaction to both parties.

There lived in his county one, he believed, of the best authorities on this Act, who had been consulted by the Government with respect to its amendment, and from whose experience he would speak rather than from his own. His view was, as he understood it, that compensation should only be given for what can be seen. A Shropshire farmer had recently told him he had an old-

fashioned agreement as to not selling off the farm, but did not find it onerous, as he sold everything off the farm, and nobody paid any attention, for all the farmers in his neighbourhood did the same, and so he was perfectly satisfied that the idea of the Agricultural Holdings Act requiring any amendment was groundless. A valuer of great experience on the subject told him that with respect to the question of the tenant farmer and the landlord giving notice on the same day, the advantage was purely imaginary, as he himself always allowed a tenant to amend his claim if he chose.

There might, as some speakers had said, be technicalities which required amendment, but he could only say, as a man coming from the Midland Counties, that he thought undue importance had been attached to them, and that it was a great pity that so much of the time of this next session of Parliament seemed likely to be taken up with this contentious subject; for even when the Act was amended he feared it was very doubtful whether it would give any more satisfaction than at present.

He would like to draw attention to one point with regard to the question of increased fertility. No doubt many of the members present were well acquainted with the very interesting experiments made by Sir John Lawes with artificial manures, the result of one of which went to show that in the case of certain soils misapplication of artificial manures, especially before rain, would produce no effect on the soil, and yet the landlord might on such land be charged for increased fertility.

Mr. Punchard thanked the meeting for the kind way in which his paper had been received, and tendered

his special thanks to those speakers who, while differing from him on some points, had expressed their adverse opinions in so considerate a manner.

The vote of thanks having been put and carried unanimously, the meeting was, on the motion Mr. J. W. Kemsley, then adjourned.

No. 352.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, January 6th, 1896.

MR. DANIEL WATNEY (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper by Mr. F. PUNCHARD (Fellow), entitled "The Working of the Agricultural Holdings Act 1883," was, in the absence of Mr. J. W. KEMSLEY, who had moved the adjournment, resumed by

Mr. JOHN SHAW (Fellow), who said that, although he was unfortunately not present on the last occasion, he had read Mr. Punchard's Paper with very great interest, and was glad of the opportunity to make a few remarks upon it.

The first part of the Paper dealt principally with the subject of compensation, which, in his opinion, was one of the most important parts of the Act. Some years ago the system of compensation for tenant-right was, in many localities, very inadequate, and the terms and conditions were various and often ill-defined.

In the Agricultural Holdings Act of 1875 more attention was paid to the subject, and very soon after that Act was passed many land agents enlarged their views of compensation, and thus a very liberal scale came into use.

After the passing of the Act of 1883, as Mr. Punchard said, meetings were held in various parts of the country with a view to giving full effect to the Act, and a great many scales of compensation were settled. He believed

those scales were generally found to work very fairly and well, and had been the means of settling a good many disputed cases. But for his own part he had always felt very strongly that no one scale of compensation would apply in all cases. Notwithstanding this, he had himself been induced to embody in agreements under Section 5 of the Act, a scale of compensation which should be acted upon in most cases, and his experience showed that this scale had been the means of assisting valuers in many districts. At the same time he still thought that it was very difficult for a valuer to apply one uniform scale in all cases.

The state and condition of a farm and the various circumstances connected with a holding should have due weight in the mind of a valuer in settling compensations. It seemed to him it was a question that not only affected the out-goer—who ought to have everything he was entitled to—but also the in-comer, for he ought not to be called upon to pay for more than that of which he received the benefit. The in-comer generally thought he had a great deal more to pay than he ought to, and it was therefore very important to have a fair scale of compensation in each case.

The author of the paper mentioned the question of compensation for selling off crops. That was an important matter, and one to which attention must be paid. If a tenant sold off hay, straw, and green crops from a farm, he should bring back an equivalent in the shape of manure or feeding stuffs. Of course as a rule the agreement provided that a tenant should consume certain things on his farm, but it was well known that he had practically a free hand in these days and did pretty much as he liked, and so long as he farmed his land well the landlord did not attempt to interfere with him.

Awards under the Act and under custom and agreements were referred to by Mr. Punchard. That question had, in his (Mr. Shaw's) experience, been the source of very great difficulty. In his own agreements he had inserted a clause providing for two awards—one dealing with matters under the Act, and the other with things not under the Act, according to the custom or agreement, and he found that this worked fairly well.

The question of home-grown produce consumed on the farm was, he thought, one which required very great consideration. Personally, he might say, he saw no objection to making an allowance. He did not see why an allowance should not be made for corn grown and consumed on the farm, just as much as for corn purchased and brought back to the farm, but the matter was beset with much difficulty. He agreed with Mr. Punchard that if home-grown corn was to be allowed for there must be a sufficient production of reliable evidence. Not only the quantity but the quality of the corn consumed should be taken into account. As a rule, when corn was sold off a farm, the very best samples were sent away, and only that which was more or less inferior was consumed. But although the subject was beset with some difficulties, he did not see why those difficulties might not be overcome.

Then as to landlords paying compensation to outgoing tenants. Of course the landlord stood in the position of an in-comer so far as the out-goer was concerned, and he was bound to the out-goer to pay the valuation. He thought the landlord should take care that the in-comer should pay what was fair for the ordinary tenant-right, but for Parts I. and II. under the First Schedule of the Act, which were generally permanent improvements, he did not think that the in-comer should be called on to pay.

The giving of notice of claim under the Act might, he thought, well be modified.

It was said at the last meeting that this often led to a good deal of dispute and of heart-burning. He had himself had very few cases of claims under the Agricultural Holdings Act. When a tenant left a farm under his management, an arrangement was, as a rule made by which certain men were employed by the one side or the other in whom confidence could be reposed, and the notices of claim and counter-claim were thus dispensed with. Everything that was decided to be right and fair under the Act and under the custom and agreement was then paid to the tenant, and on the other hand any dilapidation or anything of that nature due to the landlord was duly assessed. Of course at the present time the landlord had no opportunity of making a claim unless a claim were first made by the outgoing tenant, but he would put both the landlord and the tenant in the same position.

If some arrangement could be made to enable the landlord to make a claim for what was due to him, and the tenant to claim for what was due to him, then he would dispense as far as he could with the notice provided by the Act.

He did not think that any improvement of the Agricultural Holdings Act, or any amendments to it, would give that assistance and relief to agriculturists which they required at the present tine. They required something more, and he hoped that in the coming legislation which was promised some practical means of effectually assisting the agriculturists might be found. At the same time he thought that Mr. Punchard's Paper had come at a very opportune moment, and the Institution was greatly indebted to him for the very able manner in which he had brought the subject forward.

Mr .G. H. Sanday (Fellow) said that, although he fully appreciated the importance of the subject under consideration, he feared that any contribution he could make to the discussion would be of but little value. He thought all were agreed that some amendment of the Act would be advantageous, and he cordially supported most of the suggestions made by Mr. Punchard in that direction; but he strongly deprecated the idea, which he believed was prevalent in some quarters, that any amendment of the Act could add in the least to the general agricultural prosperity of the country, or would act in any way as a panacea for the serious depression from which agriculturists, in a greater or less degree, were suffering at the present time. For some years before the passing of the Act he was connected principally with the north of England, but during the past twelve years his experience had been more particularly in the midland, and the southern, eastern, and western counties, on properties under the management of his firm. He thought he might say that he was personally connected with land extending over some twenty-two counties, and it was a curious fact that over that large area during the last five years no claim under the Act had been made by any tenant on any farm with which he had anything to do. It would thus appear that the Act was largely inoperative, principally because few farms were given up now-a-days by tenants who had made any improvements at all, and no landlord in his senses would think of getting rid of an improving tenant.

The question of tenant-right was of course a very large one. His own view was that an enlarged tenant-right might prove a curse instead of a blessing, and in advocating reform it was often forgotten that

there was an incoming as well as an outgoing tenant to consider. He cordially supported what Mr. Shaw had just said on that subject.

Mr. R. H. Rew (Associate) said that, having been present on the occasion of the reading of Mr. Punchard's Paper, he thought he might venture to congratulate the Institution on the fact that such an important subject had been dealt with by so high and well-recognised an authority.

He cordially agreed with the remarks of one or two previous speakers, to the effect that no amendment of the Agricultural Holdings Act could provide a panacea for agricultural depression, but he thought that the time had arrived when there seemed to be a consensus of opinion throughout the agricultural community that some amendment of the Act was absolutely necessary, and it seemed to him that such bodies as the Institution were well engaged in endeavouring to thrash out the details of this interesting and rather complicated subject.

He had some small knowledge of the subject through his connection with the Central Chamber of Agriculture, and his experience under the Royal Commission had given him an opportunity of understanding what agriculturists throughout the country felt with regard to the Act; and if one fact more than another had impressed his mind, it was, perhaps, the large amount of vague and indefinite opinion on the whole subject. A number of those who came forward with proposals for amending the Act gave one the impression that they had not taken the trouble even to read it; and while that vague and indefinite opinion prevailed, it seemed to him of the highest importance that all concerned with the working

of the Act should give the matter their close attention. The Central Chamber took the matter up as having some claim to deal with it in view of the fact that the Acts of 1875 and 1883 were both passed after the Central Chamber had appointed committees on the subject, and, as they believed, to some extent in consequence of their action. The Central Chamber appointed a committee of 15 (representing in about equal proportions landlords and tenants), who went through the Act with considerable care, and prepared a report which set forth in detail the amendments they suggested. He was rather sorry that Mr. Punchard was not present on this occasion, for it seemed to him that his Paper gave the impression in one or two places, not that he spoke slightingly of the amendment of the Act, but that he dealt somewhat sarcastically with those who put forward proposals.

He noticed that in the third part of his paper Mr. Punchard made eleven proposals in the nature of amendments of the Act. Those amendments, he thought, amounted to this. It was proposed to transfer the laying down of permanent pastures from Part I. to Part III.; to introduce allowances for grass seed for temporary pastures; to transfer the making or improving of farm roads and the provision or improvement of water supplies, and the execution of permanent sanitary works under the orders of Sanitary Authorities, to Part II. and to give compensation for home-grown corn. It was further proposed, on page 97, to alter the Act with regard to notices by providing that notices should be given a month after the actual determination of the tenancy instead of a month previously.

He ventured to think, if he read that correctly, that to allow a notice to be given a month after a man had

quitted a farm was rather a clumsy way of working the Act. Then Mr. Punchard went on to provide for the appointment of a single referee. He also proposed to limit penal rents to the actual damage sustained, and suggested an amendment, referred to by a previous speaker, to make the landlord's payment of compensation to be recoverable by the landlord at the end of the present tenancy, and he also proposed to include in awards valuations of tillages, &c.

On three points at least Mr. Punchard went further than the Central Chamber Report suggested. For instance, he proposed that the laying down of permanent pasture should go into Part III. of the Schedule, whereas the Chamber proposed to place it in Part II The Central Chamber did not propose, as Mr. Punchard did, that the making of roads and the provision or improvement of water supplies should be transferred from Part I. to Part II., but they proposed to transfer the improvement of existing roads and water supplies.

The question of the laying down of permanent pasture was one that he supposed had been more debated than any other connected with the Agricultural Holdings Act over a considerable section of the country, and a very large number of farmers had advocated that the laying down of permanent pasture should be put in Part III., so that a tenant should be able to obtain compensation for it without giving notice. The Central Chamber having thrashed it out, advocated what he might term a middle course, by suggesting that the tenant should be able to do it without the necessity for obtaining consent, but after giving notice.

Then as to the making of roads, which Mr. Punchard suggested should be transferred to Part II., so that a tenant might be able to lay out as many fresh roads as

he liked over a farm, without the consent of a landlord. The Central Chamber did not propose that. They thought that a tenant ought not to alter, for some fad perhaps, the entire nature of his holding by laying out a number of roads without previously obtaining the consent of the landlord, but they did think he might be allowed to improve the existing roads without previously obtaining consent.

So with regard to the provision for water supply, they adopted the same principle. They thought that when it came to a question of providing new water supplies, the landlord should have the power of withholding his consent, but when it was a question of improving water supplies, the tenant should be able to do so after giving notice.

He found that Mr. Punchard on page 92 went at some length into the question of compensation to a "Sitting Tenant." It was not for him (Mr. Rew) to lay down an opinion on a subject which had already been much discussed throughout the country, and so far as the Central Chamber was concerned, that proposal did not come within the lines of their Report.

The theory of what had been called "cumulative fertility" was dismissed by Mr. Punchard as impractical, but it had been well dealt with at the last meeting by Mr. Clare Sewell Read, who spoke on this point with the highest authority.

Mr. Punchard objected to the three proposals which were for convenience summed up under the title of "the three F's," which he characterised as "three fond foolish fancies." But Mr. Punchard's foot-note on page 98, describing the three F's, did not quite agree with the definition of the original three F's, when the term was first used at the time of the Land Act of 1881. They

were not, he thought, "Fixity of tenure," "Free sale of improvements," and "Free cultivation." His recollection told him that the third was "Fair rent," and not "Free cultivation." The confusion of thought which existed as to the three F's was somewhat striking. He had heard the question argued as if freedom of cultivation and free sale of produce were considered to be two of the three F's, when of course they had nothing to do with it.

He should like to have had Mr. Punchard's opinion, and that of other authorities, as to one or two other points. First, what effect would the striking out of the proviso of Section I. have on the future operation of the Act. One of the proposals of the Central Chamber was that a valuer should not take into account what was due to the inherent capabilities of the soil and that the proviso of Section I. should not be struck out of the Act, and he should like to have an authoritative opinion on the effect of striking that out. He would have been glad if Mr. Punchard had dealt with the suggestion that a record should be made of the condition of the holding at the commencement of every new tenancy. The proposal which the Central Chamber made on that point was as follows: "That the Act be amended so as to provide—

(1) That on the face of every award in the case of a quitting tenant there shall be a record in a scheduled form of the general condition of the holding.
(2) That in the case of no award a record shall be made either by the landlord and entering tenant themselves, or by a valuer or valuers; and that such record shall be in duplicate or accessible to both landlord and tenant, and signed by all parties making the record.

That was a point on which he should like to have had

Mr. Punchard's opinion. With regard to the proposal for scheduling in the Act the items for the landlord's claim, the Central Chamber came to the conclusion that whereas every item under which the tenant might claim was specifically set out in the Act, the landlord making his counterclaim was, so to speak, at large, and the items under which his claim should be made were not determined by the Act. They thought it only fair that the Act should contain provision for the one case as well as for the other.

He might, perhaps, be allowed to read the Schedule which they drew up as a suggestion for the heads under which a landlord might claim for dilapidations. They suggested these items:

(1) Unduly mowing grass lands.
(2) Over cropping.
(3) Land neglected or rendered foul by default of the tenant.
(4) Breaking up old grass land without written consent of landlord.
(5) Neglect of gates and fences.
(6) Neglect of roads.
(7) Neglect of drains, outfalls, and watercourses, for which the tenant is liable.
(8) Damage to plantations, coppices, and timber included in the holding.
(9) Neglect of ordinary repairs of buildings, for which the tenant is liable by custom or agreement.
(10) Loss of manure, by hay, straw, roots, or green crops, removed off the farm without written consent of the landlord, or without previous security having been given that equivalent manurial value has been or will be forthwith brought on the holding, and, if required, vouchers for the same produced at the next rent audit; provided that no removal of hay, straw, roots, or green crops, being the last year's produce, shall take place, except with the written consent of the landlord.
(11) Other dilapidations and deteriorations or decreased fertility of the holding, caused by act or neglect of the tenant, which detract from the letting value of the holding.

He should, moreover, have liked to hear Mr. Punchard's views as to the proposed reduction of the period

in respect of which the landlord might claim for waste or breach from four years to two years. He held the belief that the coming Parliamentary Session would see an attempt made to deal with this important subject by a Government Bill, which would probably partake of the nature of a compromise between diffirent classes of opinion.

Mr. G. Langridge (Fellow) said that, although this Act was passed in 1883 (now thirteen years ago), it was, he believed, practically inoperative in the south-eastern counties, and from what had fallen from the speakers, both this evening and on the last occasion, this state of things would appear to be very general. As the object aimed at by the Act (the encouragement of good farming), if obtained, would be beneficial to both landlord and tenant, there must be some sufficient cause for this. It was, he believed, the distrust which, whether rightly or wrongly, exists with regard to its fair operation, and on account of the somewhat cumbrous machinery which now appeared to be necessary to secure a legal claim. So far as the Third Schedule was concerned, he thought, if the tenant were given a right to be paid for the unexhausted value of the items mentioned in that Schedule, the landlord ought to have a right as against this claim, should he desire it, to counterclaim for bad cultivation, cross-cropping, or the sale off of hay and straw from the holding, where by custom or agreement these were to be consumed on the farm. The value to the incoming tenant shall be ascertained and determined in the manner in which the tenant-right is now valued: there would then be no necessity for all the present complex and costly machinery to determine the values. Many tenants would rather not make a claim than incur the friction, expense,

and delay which compensation under the Act generally entails, as it is only in the case of large claims that it is worth while to proceed under the Act. With respect to the First Schedule, there were some things which the tenant should be allowed to remove or be paid for; on others the restriction is properly put that the landlord should be a consenting party. He thought that draining and the laying down of permanent grass land might properly be included in the Third Schedule, as these were of direct advantage to an incoming tenant.

With regard to the Third Schedule, he thought it ought to be established that the tenant had an absolute right to be paid for what could be proved to be the unexhausted value of the manure and cake consumed and used on the land, at its value to an incoming tenant. With regard to notices under the Act, assuming the Act to remain in its present form, he thought the landlord's counterclaim should be made before the valuation of the tenant-right, and before the termination of the tenancy. In two cases which recently came under his notice, the landlord's counterclaim not being presented until after the termination of the tenancy, in one case the tenant's claim was withdrawn and in the other reduced to £5, after entailing considerable delay and useless expense.

His experience of the working of the Act so far, had not been very favourable, and for the reason stated not very large. There were so many difficulties in the way when a claim was made; counterclaims arose, including dilapidation to buildings, that would probably otherwise never have been heard of, and this frequently interfered with the good feeling hitherto existing. Therefore, as he had said before, unless it were a very large claim, he

thought it would generally answer the purpose of the tenant better to avoid claiming under the Act as at present construed. Some alteration was most desirable to render it more acceptable.

Mr. J. H. Redman (Associate) said all who had the pleasure of either reading or hearing Mr. Punchard's Paper must have recognised the skilful way in which he had dealt with difficulties that had arisen under the Act. No one, he supposed, would contend that the Act was ideally perfect, but on the other hand no one, after hearing Mr. Punchard's Paper, would say that the Act should be treated as worthless and utterly bad. It was useless to say that in some parts of the country the Act was a "dead letter" and "inoperative." It was no more a dead letter or inoperative than the Acts of Parliament that secured to every one the peace and good government of the whole country were dead letters because in one's particular village the policeman might be sitting all day under the pump doing nothing. The time might come when the provisions of this Act would be working in the whole of the country. Its not being acted upon in Norfolk or some other given district did not matter much. The time might soon come when it would be recognised in those districts, and it was idle to say that because it was of no particular importance in this county or that it was a dead letter. It would be more useful if practical men applied themselves to suggesting such amendments as it might require.

Of course he regarded the Act from a slightly different standpoint from that to some previous speakers. He spoke rather from experience of the technical part of

it, the Procedure Clauses (which most concerned a lawyer), and it did seem to him—speaking with all deference to the gentlemen who differed from this view—that Mr. Punchard's suggestion was one which they would eventually fall back upon, and which would commend itself to the legislature when the matter was thoroughly grasped, that is, that the Act, amended if necessary, must be so framed as to enable all questions arising on the termination of a tenancy to be dealt with by arbitration under the Act.

It was a matter of history that the position of a tenant farmer had considerably altered. At first he was a mere bailiff who cultivated the land, but had no rights in it. He garnered the corn and yielded the profit to his lord. Time rolled on, and he got more fixity of tenure and became a yearly tenant; but even then it was some time before he obtained a recognition of his rights on quitting in the shape of the "custom of the country." Then the custom of the country was grafted on to his tenancy, giving him a certain interest in the cultivation of his land, and it became a recognised rule that "as a man entered so should he leave his tenancy." But if, at the end of the tenancy, the landlord and he were not willing to have matters dealt with by the give-and-take rule which obtained in many cases, he had to bring his action at law. Then, later, the tenancy agreements which obtained throughout the various estates of the country became enlarged in their terms, and had engrafted on to them not only the custom of the country, but had incorporated in them clauses for specified remuneration, for careful cultivation, and other things, on leaving. Then was added, what was found in almost all tenancy agreements before the Agricultural Holdings Act came into force, namely, the Arbitration

Clause. The Arbitration Clause did not always include the custom of the country, so there was the possibility of an arbitration and an action at law.

Then came the Agricultural Holdings Act of 1875, and afterwards that of 1883, with which the present discussion dealt. That gave a specific code of arbitration; but it also provided that there should be, if desired, in substitution for the compensation given under the Act, an agreement between the landlord and tenant, or other fair and reasonable compensation, and so, in a great number of estates-agreements throughout the country (probably one-half, he should think, of those he was familiar with) there was a substituted compensation, and also a substituted clause for arbitration, to a certain extent incorporating the clauses of the Agricultural Holdings Act. This hybrid was neither an arbitration under the Agricultural Holdings Act nor an arbitration under the Arbitration Act of 1889, so there was now the possibility of all sorts of actions arising. Fortunately the good feeling and the good sense which generally existed in the case of both landlord and tenant to a great extent prevented this possibility of all sorts of litigation.

In his view the provisions of the Act should be so amended that every difficulty between landlord and tenant should be disposable of by Arbitration under the Procedure Clauses of the Act. These might be simplified, but every dispute arising at the end of a tenancy should be put an end to by one arbitration carried out and enforcible under the provisions of the Act, and that arbitration should be capable of including all claims brought forward, either by landlord or tenant.

As to whether notice of claim by the landlord should

be given contemporaneously with or after that of the tenant, the matter was of so little real moment that he thought it would die out as time went on. If the claims between landlord and tenant were to be carried out in a narrow distrustful spirit, of course it was impossible to provide against pettiness and trumped-up claims, but he would assume that the intention of legislation on the basis of the Agricultural Holdings Act was to provide a fair and honest tribunal for the determination of disputes for people who were prepared to bring them forward honestly. There was another point suggested to him in his practice and experience which was very capable of modification, and that was a simplification of the notice and the procedure. He thought he might honestly say of the notices under the Act, that probably not one-half of them satisfied the Act.

Of course the difficulty in England in dealing with these matters was that the decisions under the Act were chiefly those of County Court judges, which were only reported (and then often imperfectly), in the local papers, and probably not much heard of outside the particular districts in which the decisions were given. It was very seldom possible to get an authoritative decision from the High Court here. However, in Scotland, where they had an Act corresponding practically with our Act (except that a four months' notice was to be given instead of two months), decisions had been given by the highest tribunals, which laid it down in very distinct terms that the notice to be given was a notice stating as fairly as could be, not only the particulars, but the value of what was claimed, and, failing that, the notice was bad.

It certainly struck him that this was very capable of amendment. There were often cases in which a man might give better particulars than he did, and yet the absence of

these particulars did not mislead his opponent. But the Courts of Scotland had said that the object of the notice was to enable the landlord to judge whether or not there was an honest claim that should be met by payment without further procedure, and if the notice did not give those particulars, then to that extent the notice was deficient. As he had said, there was no authoritative decision from the High Court here, but there was no doubt when those points were brought to be dealt with in our High Court it would recognise the decision of the Scotch Courts, and that the stringency of those decisions would be followed.

He therefore put it rather strongly, as did Mr. Punchard, that, in the matter of notice at all events, the Act was capable of substantial amendment.

Mr. J. Woodhams (Fellow) said, that judging from his own experience and that of others who had tried the Act, he believed the right course would be to sweep away the whole of the procedure. It was too cumbrous and too difficult for even a good solicitor to understand.

The provisions as to notices were, he thought, wholly bad, and he did not see the necessity for them. He failed to see why a tenant-right valuer acting for an in-comer or an out-goer should have to deal with a notice given two months before, and one which might come from the landlord a fortnight after. It should not be lost sight of that a tenant leaving a farm and putting in a claim under the Act, was claiming for something he did not pay for when he went in, and it was quite natural under the circumstances that a landlord should endeavour to get some set-off against the tenant's claim.

He would say another word as to procedure. He was now holding an appointment as umpire as between

two referees. It was impossible to make an award during the period of time the Act provided, and they went to the County Court to get an extension of time. He knew of two cases where the County Court Registrar, who was the proper authority to apply to, refused to give an extension for the reason that he knew nothing about the case. It was not in his Court and he had not been consulted, and why should he go into it? That he thought showed that the procedure was unnecessary, and even, if he might say so, unreasonable.

At the last meeting Mr. Waterman mentioned a certain case which had arisen under the Act, in which he was himself the valuer on the other side, but he (Mr. Woodhams) put a somewhat different construction on Mr. Waterman's suggestion that a claim was made for hay that was not produced on the holding at the time the tenant left. That was true, but not exactly in the form in which it was put. The tenant kept a herd of Guernsey cattle which he was bringing up for a sale to take place when he left, and he had been keeping as many animals as possible, to increase the sale. The year was a dry one, and when the valuation was made there was no hay, and he (Mr. Woodhams) put forward a claim, as he considered he was justified in doing, though it was a dry year, that if only the usual number of cattle had been kept on the farm there would have been plenty of room to lay down a certain amount of grass—say 20 acres of land—to mow, and he only suggested that eight or ten tons of hay could have been grown on that 20 acres. He merely wished to say that the case from his point of view was not exactly in the form in which his friend put it at the last meeting.

Another point was to his mind very difficult to construe, and he should be glad if his remarks happened

to elicit the experience of any member with regard to it—he referred to the last clause of the Schedule of the Act giving the tenant compensation for feeding stuffs, which said he should be compensated for cake and other stuffs consumed on the holding by cattle, sheep, and pigs. In this he thought that the Act required amendment. What was to be understood by "cattle"? Did it mean beasts only, or did it mean horses? He believed he might say that the general rule in practice was not to include horses, but he did not know on what ground it was held that horses were not cattle. The only case he knew of seemed to decide that horses were cattle. Certainly, so far, the practice in the South of England had been not to regard horses as cattle, and the produce brought on to the holding for the feeding of horses had not been included in making an award under the Act.

He would like also to point out another case which the Act did not seem to provide for. What was the position of a tenant farmer, claiming under the Act, who had a right to stop on the farm and feed out his hay and straw till May or June next? When was his claim to be made? Had he to wait till May or June or any other period, or should the claim be made when he gave up his holding on the 11th of October? He thought the Act should define that.

He thought the opinion of Mr. Clare Sewell Read was a most valuable one and should have great weight; but he was afraid that almost everyone who discussed the agricultural question at the present time lost sight of the fact that new legislation generally saddled the land with something that was not there before. It was a most important point. In the South of England he believed that much of the difficulty in finding tenants was to be attributed to the large amount

of dead capital swallowed up in tenant-right valuations, which left them with insufficient money to buy the necessary stock and to properly cultivate the land, and by adding those claims under the Act a charge was placed on the landlord or incoming tenant for which he got no adequate return.

As to the inherent capabilities of the soil, he was never able to put a proper construction upon the phrase. His experience was that the intelligent farmer farmed his land to get the most out of it he could, and did not consider it his business whether he improved the holding or not. The bad farmer would certainly not improve the land, while the best farmer would do the best for himself, and this would probably be the best for the landowner also.

Mr. J. H. Sabin (Professional Associate) said he cordially agreed with Mr. Redman in the opinion that it should not be assumed, because little was heard about the working of the Agricultural Holdings Act, that therefore it was inoperative. The fact must be faced that, as regarded the Third Schedule of the Act, it was operative in every case, for in the event of a proper provision not being made for compensation to the outgoing tenant for improvements under Part III., the agreement was null and void. In that respect, therefore, the Act operated in every tenancy throughout England and Wales.

He thought that in discussing the Act it was well to lay down certain broad principles. What an agent had to aim at was that the proper cultivation of the farm should be as little interrupted as possible in its transference from one tenant to another. The continuity of the cultivation of the farm and the execution of temporary improvements should not be disturbed.

It was desirable that any Act should give some assurance to the outgoing tenant that he would be paid for the benefit which the incoming tenant would reap from the improvements that had been executed. Experience showed that a tenant sometimes went on for a certain number of years comfortably in his tenancy, and then, when he became a little dissatisfied or irritated or a little unhappy about something, he gave notice. In doing those things, in respect of which he was assured he would get compensation, he would go on as he did before, but those matters for which he could expect no compensation would be left undone, and as little benefit as possible be left for the incoming tenant. The result was that the landlord must take over the farm, or secure a tenant for a farm, which, in some respects, was dilapidated, and must sacrifice in rent a very much larger proportion than would be represented by the amount he would have to pay to the outgoing tenant if the improvements had been kept up.

It was therefore desirable that a tenant should be assured of payment for everything which would benefit the incoming tenant, and, with regard to the rest, it should be left to arrangement with his landlord. That, he thought, was the first principle that should underlie an ideal Act of Parliament relating to the matter.

The second was that no tenant should be allowed to interfere with the corpus of the estate, and the suggestion that a tenant should be allowed to make water supplies, or roads, or execute sanitary works, seemed to him to be entirely uncalled for, and not for a moment to be entertained. A landlord could much better carry out those improvements than a tenant, and if a tenant chose to execute those improvements at his own will, regardless of the convenience or comfort of other tenants, he

was afraid the management of that estate would be anything but a sinecure.

But with regard to matters which related to the employment of the land as a piece of machinery for the production of food, the tenant should be allowed as free a hand as could be given him, and in that respect he would be willing to accept any arrangement that was fair and gave the tenant compensation for foods produced on the holding. He did not think this need present any great difficulty. A landlord should be able to trust his tenant to the extent of allowing him to do anything which he could prove was done judiciously, and the onus of proving it would be thrown on the tenant.

The suggestion, by Mr. Redman, that all matters between landlord and tenant should come under the Act, entailed, he thought, a state of things which would prove most unwelcome.

If ordinary tenant-right valuations were made legal a step would have been taken in the right direction. Difficulty arose from the fact of there being two methods of valuation where a landlord had not imported into his agreement with his tenant such covenants as would keep him right. He thought if it was agreed that a tenant should have, as substituted compensation, "the value of improvements to the incoming tenant," such value to be subject to the provisions under the Act, but excluding the procedure Clauses, the desired end, that of excluding the second valuation, would be secured. That was a short method adopted on some estates with which he was acquainted.

There were two points to be gained; the tenant should have as little capital locked up in tenant-right as possible, and should have as much capital as possible to spend in ordinary improvements.

Mr. H. S. Fenning (Fellow) said that Mr. Rew had thrown an important light on the suggestion that compensation should be awarded to the landlord for the bad state in which a farm might be left by a tenant. Of course that would be very desirable in the landlord's interest, but he much doubted whether, in the present crippled state of the tenantry, it would be practicable to take any step in that direction; because, if it were done, miles of neglected hedgerows and watercourses and other terrible dilapidations about the country would have to be accounted for by the tenant, and in his present almost bankrupt condition he thought it would be useless to call upon him to make good his lâches, which under ordinary conditions should have been brought under his notice during his tenancy. It was impossible in these times to insist on the carrying out to the letter of such repairs by the tenant, and they had perforce been allowed to go in many cases.

He supposed the Act must be looked on as a *fait accompli*, but it was impossible not to see the great mistake of allowing a tenant further compensation for anything in the nature of permanent improvements. As to the laying down of permanent pastures, there were plenty of opportunities for tenants to form temporary pastures for two, three, or four years without going to greater expense. If the war clouds that now threatened the country were to burst (which he trusted would not be the case), there would be a very speedy ploughing up of the permanent pastures already laid down, and the whole land would revert to wheat-growing.

Mr. H. C. Newmarch (Fellow) said that those members who heard the previous discussion on this measure as a Bill would remember how closely many of

those points named were then gone into. Many prophesies were uttered as to what the effect of it would be, some going so far as to say that the Act would not be workable; but he did not think it could now be maintained that the Act had been a dead letter. It had been truly said that the mere fact that there had not been a case under it in a certain locality was no proof whatever that it was not operative. It no doubt caused the revision and alteration of a very great number of agreements at the time of its passing, and the laying down of scales and particular agreements had no doubt been carried out in a great number of cases. It was laid down in black and white what would happen at the end of particular tenancies, and in that way he thought the Act had been of very great good.

He thought all must be struck by the very great number of cases among Scotch tenants. He could only suppose that Scotch tenants had more enterprise than English or that they were more contentious, for most of the cases which Mr. Punchard had put together were Scotch, and if not Scotch they were North of England cases. There were very few South of England cases as far as he knew. But that, as he had said, did not argue that the Act was inoperative. If Mr. Punchard were present he would ask him as to the case he mentioned on page 102. He referred to a contract of tenancy current at the commencement of the Act, and therefore within the first paragraph of Section 5. He (Mr. Newmarch) believed that no such yearly tenancy was now current —that all those tenancies to which reference was made in that section ceased to exist as soon as they could be legally put an end to after the Act. Mr. Punchard said, "But Section 57 specially provides that in the "case of tenancies beginning after the commencement of

"the Act compensation shall not be payable by custom for "improvements to which the Act applies." As he (Mr. Newmarch) understood it, that section applied to all yearly tenancies now, but when one read the decisions given by County Court judges and arbitrators, one was struck by the fact that the measure was far too technical for practical working between landlords and tenants.

Tenants as a rule had not shown that it was possible to adhere to the question of notice very closely. A man often forgot when his two months commenced. A previous speaker referred to the necessity for dealing with this, but was it really necessary that a tenant should give notice at all? What would be the practical effect if he did not? He thought it was a point worthy of consideration. At any rate, two months was too long. It was not possible for a man to make up his claim properly two months before the end of his tenancy. What was the end of a tenancy? There was a decision in the Court of Queen's Bench which showed that it was the time at which the tenant had no longer a right to any part of the holding. Where a tenant had a six months' holding over part of the farm the end of that time was the end of the tenancy, and any time two months before that date was a sufficient time for legal notice. How was it possible to let a farm from October when the outgoing tenant need not put in his claim till the following April or May? It made a great difficulty, which surely might be done away with. He knew that many of those holding-over clauses had been fortunately done away with twenty years ago. In these days it was very inconvenient for an outgoing tenant to have a right to keep part of his holding or land for a longer time. He saw very little reason why he should not give up the whole of his holding at the time his rent ceased running,

whether it be a Lady Day or a Michaelmas tenancy. He thought it was well to aim at the abolition of all holding-over clauses.

He certainly agreed that there should be an assimilation of procedure for all claims for compensation, whether under the Act or under custom or agreement. It was a purely technical question, but still he thought it was capable of solution, as Mr. Sabin had suggested. He thought the whole of the procedure Clauses in the 1883 Act were far too technical.

His own view was that a tenant should be compensated for everything he had done above and beyond the ordinary cultivation of the land. He thought it was a point that perhaps was not sufficiently considered. Certain things were necessary for the proper cultivation of the land, and those the tenant should not be compensated for, for the whole essence of the matter was not what was due to him, but what was the value to the incoming tenant. The 1883 Act was passed for the benefit of the tenant, and a great many suggestions had been made during the discussion, particularly by the speaker representing the Central Chamber of Agriculture, which were favourable to the landlord. These were most just provisions, and if the 1883 Act were amended in that way it would be an Act passed both for the benefit of the landlord and the tenant.

One thing that struck him in Mr. Rew's speech was the inclusion in the landlord's list of an amount for pasture which the tenant laid down. That put the landlord in a better position than now, for, as he understood the existing law, no landlord could prevent the tenant ploughing up grass land which he laid down during his tenancy.

THE PRESIDENT said he entirely agreed with Mr. Woodhams and Mr. Sabin that the Act saddled the land with more than it ever had to bear before. It gave a greater claim to the tenant, for whose benefit, he thought, as Mr. Newmarch had said, the Act was passed. That he did not object to, but he did consider that it should not be entirely in favour of the tenant to the extent of ignoring the landlord altogether. He thought the scales should be held evenly as between the two.

A previous speaker had remarked that the tenant should have the privilege of selling hay and straw and other produce off the farm, provided he brought back an equivalent in manure. But it was a very difficult thing to say what was an equivalent in manure. It was a point which most land agents would have a difficulty in deciding.

When the tenant did sell hay and straw, and brought back an equivalent, he might bring back an equivalent in a sense; but supposing he brought back, say, twenty tons of oil-cake, and he had been in the habit of using twenty tons on his farm every year, the farm would be probably robbed of that altogether, for he was bringing back only that which he would have consumed otherwise in the ordinary way. It was a very difficult question, but he thought the equivalent should be over and above that amount of cake and manure which the tenant ordinarily used on the farm; otherwise it would be found that the tenants would often get the best of it. He thought it very important that this should be put into the terms of the agreement.

The Meeting then adjourned.

Paper 215.
No. 353.

THE REAPPORTIONMENT OF RATES AND TAXES.

By Colonel G. W. RAIKES, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, January 20th*, 1896.

The principal Act of Parliament passed by the late Government was Sir William Harcourt's Death Duties Bill, which was described by its author as a Bill to equalise the various duties payable after death by real and by personal estate. So far it has succeeded in its object, for it has swept away every shred of advantage hitherto enjoyed by those succeeding to real estate. Although many clauses of this measure were strenuously opposed at the time by the members of the present Government, it does not seem probable that the question will be reopened for some time, as the present Government will probably find plenty to do in dealing with agricultural distress and other social problems.

This would seem to be an opportune time to introduce a great and comprehensive measure for equalising the public burdens of the country, commonly known as rates and taxes. Of all the various remedies suggested for agricultural distress, relief from local rates seems to be the most practical, the one most unanimously asked for, and certainly the one over which the Government has most control. The whole agricultural interest are agreed that some help can be afforded in this direction, the only objection ever heard of being,

that even if all the rates and taxes were abolished the relief would not be sufficient to meet the case.

No one who knows the existing state of things will attempt to deny that those who have hitherto obtained their living from the land are in sore straits. Many landlords are so much impoverished by the continuous reduction of rents, that they are not only without the means of making improvements on their estates, but in many instances they cannot even carry out the necessary repairs, and in many cases, where hitherto there has been a margin of income after payment of all fixed charges, which enabled them to live in the homes of their ancestors, that margin has disappeared, and their houses are either closed or inhabited by strangers.

The condition of the tenant farmers in many parts of the country is equally pitiable; their savings or reserves of capital are gone, and their working capital is diminished almost to a vanishing point. The labourers have suffered less, for the cheapness of the products of the land which has ruined their employers has been, and is, of much benefit to them. The result is however that they are the only class of working men in the country who have not materially increased their earnings during the last half-century, and there is every prospect of their wages falling even lower in the immediate future.

Notwithstanding this state of dire necessity in which we find the owners and tillers of the soil, it is hard to believe that, in common with owners or occupiers of other real estate, they are called on to provide almost the whole of the Poor Rate, and so to support not only the destitute classes and lunatics, but to pay for the Police and all other expenditure of local taxation. It is true that by reason of its greatly reduced rateable

value the land itself does not bear so much of this burden as other real property; but, as has been over and over again explained, the portion that it does bear (little less than one-fourth of the whole) is most unfair. The simple reason is that any occupier of land, whether as owner or tenant, or any tithe-owner, is rated on the estimated annual value of his land or tithe, as well as on his house and premises, whereas with a few unimportant exceptions all other householders are rated on the estimated value of their houses and premises only, and thus the vast wealth of the country is untouched by local rates. Nor does the injustice stop here, for in addition to the crushing burden of local rates on the land, it is the only description of property which is taxed twice over for Imperial purposes. Owners of land are not only compelled to pay Income Tax under Schedule A, with an utterly inadequate deduction for working expenses, but tenants, unless they are exempt by reason of their incomes being too small to be touched, have also to pay for the same land under Schedule B a second Income Tax of 3*d.* in the £.

It is not possible, in the limits of this paper, to investigate the further charges on land of Land Tax or Tithe, but it may be remarked in passing that, Land Tax being a charge payable to Government, much might be done to absorb it by the offer of more favourable terms for its redemption than those now existing, or it might be handed over to the County Councils in exchange for some of the other grants in aid from Imperial funds, so that it should benefit more directly those districts from which it is drawn.

Tithe is altogether a more difficult question, being a charge upon land which takes precedence of rent itself; and in so far as it is still very largely the property of

the Church, it cannot be redeemed in equity to that Church without providing a fair monetary equivalent of at any rate its present much reduced value.

Another charge which presses heavily on the land, although largely aided by Imperial funds, is the free education of the poor, whether in Board or Voluntary Schools; but we have quite recently received the assurance of the Prime Minister himself that this subject is engaging the attention of the Cabinet, and that neither the interest of the ratepayers nor that of the supporters of denominational schools will be overlooked.

It appears from the Government Local Taxation returns for 1893-4 that the total amount of Poor Rates raised during the year in England and Wales for all purposes, including the sums contributed by Government in lieu of Poor Rates, was £17,743,664, which works out at an average rate of 2*s.* 2¾*d.* in the pound on the rateable value. In most of the counties taken separately the Poor Rates are between 1*s.* 10d. and 2*s.* 5*d.* The counties paying the lowest Poor Rates are Westmoreland (10¾*d.*), Northumberland (1*s.* 2¾*d.*), Berks and Cumberland (1s. 4½*d.*), and Nottingham and Rutland (1*s.* 5*d.*), whereas those paying the highest are Essex (3*s.* 1¾*d.*), and London (2*s.* 11½*d.*)

The exceptionally heavy Poor Rate in Essex may probably be accounted for in three ways: first, because it is not a favourite residential county; secondly, because of agricultural depression; and, thirdly, on account of its limits overlapping what is practically the east end of London. This enormous sum of seventeen and three-quarter millions, although collected as Poor Rates, is by no means expended in the relief of the Poor. The following figures explain the actual local

expenditure for the same period, viz. the financial year 1893-4:—

Relief of the Poor	£9,673,505
Partly connected and partly unconnected with the relief of the Poor . . .	800,830
Totally unconnected with the relief of the Poor	10,053,095
	£20,527,430

Dividing the mixed expenditure and apportioning it in equal moieties under the other two heads, the maintenance of the Poor in England and Wales would appear to cost just about ten millions, and other local expenditure ten millions and half. It will not be necessary to complicate these simple figures by going into the large extra local expenditure of boroughs, which is raised by various rates other than Poor Rates, neither need the vast question of local loans and their repayment be touched upon, except to remark that the figures previously quoted include the repayment of workhouse and other loans and interest thereon, which was effected during the year 1893-4, and which may probably be accepted as a regular annual item of expenditure.

The income with which to meet this gross expenditure of £20,527,430 was obtained as follows:—

From Poor Rates (including contributions by Government in lieu thereof) . .	£17,743,664
Sundry receipts and grants in aid of Poor (nearly two millions of which from grants in aid)	2,444,826
Grants in aid in part for Poor . . .	11,060
Ditto unconnected with Poor . . .	18,733
Total income . .	20,218,283
Leaving a deficit of	309,147
Total expenditure .	£20,527,430

This deficit was probably provided out of cash balances to the credit of the various Unions, but whether such was the case or whether it was wholly or in part carried forward to the following year is a matter of small importance.

The total cost of the Poor, then, is in round figures ten millions, towards which are received from grants in aid and other sources (also in round figures) two and a half millions, leaving seven and a half millions for this purely National expenditure to be provided by the owners or tenants of real property. Surely this is an injustice which must be apparent to everyone. But it may be made more plain by a brief study of the Income Tax returns for the same period.

The net amount chargeable to duty under Schedule A was, in 1893-4, £156,431,105, which practically coincides with the rateable value of real property for the purpose of local taxation, which according to the valuation list then in force was £159,469,468.

The net amount chargeable to duty under Schedules C, D, and E, which represents the income of England and Wales from all sources other than real property, was as follows :—

Schedule C	£38,217,930
Schedule D	266,527,470
Schedule E	34,700,291
Total . .	£339,445,691

This was considerably more than double the income derived from real property, but instead of paying a proper proportion towards the maintenance of the Poor, which would be over two-thirds of the whole amount, or nearly seven millions, the combined wealth of the

country under these Schedules C, D, and E only contributes two-thirds of the grants in aid, say £1,350,000, whereas real property, which ought to contribute less than one-third, or in round numbers three millions, actually does contribute the whole amount raised less the grants in aid, viz. seven and a half millions, in addition to its share of those grants in aid, namely, £650,000. It is not, of course, possible to state accurately from what source these grants in aid are derived, but it is enough to know that about two millions come from Imperial funds, only second hand through the medium of the County Council.

It has been explained, then, that by means of the Poor Rate real property contributes £7,500,000, and £650,000 as its share of the grant in aid, or £8,150,000 altogether, out of 10 millions required for the relief of the Poor, whereas if the whole sum were raised by Income Tax it would only have to contribute about £3,300,000.

By the light of these figures the injustice to real property becomes very clear, but it is positively insignificant to that specially inflicted on those interested in land. The proportionate value of land (including farmhouses) to other real property, *i.e.* houses and tenements, is as 40 millions to 131 millions, so that land contributes nearly a fourth part of local taxation; but, as has been already stated, the 40 millions at which land is rated must be further subdivided in order to ascertain how much the occupiers of land would be rated at if, like their brethren in the towns, their farmhouses and premises were the basis taken instead of the land they occupy. This is a somewhat difficult thing to do, but it certainly will not be overstating the case to say that, taking a fair average right through the country, the farmhouses and buildings if separated from the land

would not be rated at more than one-fifth of their present value, *i.e.* farmhouses and buildings, eight millions, actual land 32 millions. Deducting this 32 millions from the gross value of real property, which is 171 millions, we arrive at a total of 139 millions, of which the proper portions of the agricultural interest is only eight millions, or one-seventeenth, whereas their contribution to local taxation is nearly one-fourth, or deducting what is paid by railway companies, tithe-owners, canals, &c., it is at any rate over one-fifth of the whole amount. In plain words, out of seventeen and three-quarter millions raised by Poor Rate for local taxation, the agricultural interest, in this its time of positive need, is paying over three and a half millions, whereas if it paid in exactly the same proportion as all other occupiers of real property it would only be called upon to pay a fraction over one million.* And the vast wealth of the country as estimated under Schedules D, C, and E of the Income Tax returns contributes nothing directly, and indirectly only its share of the grants in aid which are derived from Imperial revenue.

So much for the inequality of local taxation. It does not concern us to enquire how or when the system of our Poor Laws originated—whether from the time of Queen Elizabeth or from that of the Ancient Britons—it is sufficient to know that it is grossly unjust, and that we have a strong and able administration who are fully competent to put it right. What will be done? That is the question which is agitating the minds of those who are mostly interested at the present time,

* The land tax collected for the year ending March 31st, 1895, amounted to £1,021,705, in addition to Income Tax under Schedules A and B, the Inhabited House Duty, and all local rates.

and it may be presumed more especially of those statesmen in the present Government who have admitted the injustice, who do admit it, and whose special duty it will be to remove it.

In quoting the comparative gross values for Income Tax, that under Schedule B was purposely omitted, and for this reason, that as a second tax on the same property as Schedule A it is indefensible, and ought to be abandoned.

It will be seen from the following return that the revenue it produces is comparatively insignificant and rapidly decreasing. It is continually appealed against and most difficult to collect, and is constantly paid unnecessarily because of the difficulty of substantiating an appeal:—

NET RECEIPTS of INCOME TAX for Years ending March 31st.

Schedules.	1895.	1894.	Increase.	Decrease.
	£	£	£	£
A	4,752,224	4,937,700	—	185,476
B	189,258	253,550	—	64,292
C	4,257,539	4,114,900	142,639	—
D	8,352,451	7,973,629	378,822	—
E	1,097,890	1,062,584	35,306	—
Totals .	15,649,362	15,342,363	556,767	249,768

Speaking generally, the only fair system of taxation is this, that the whole wealth of the nation should contribute in just proportion to provide the income that the nation requires for Imperial purposes and

which is not already provided by other means, such as excise, customs, stamps, &c. For this purpose the Income Tax was created, and a most useful and simple means it has proved for meeting any temporary national expense, such as war, or preparation for war, which, as has frequently been pointed out, is the surest of all guarantees of peace. Is the maintenance of the poor a national burden, or is it reasonable that real property, and more particularly the much depressed landed interest, should maintain the poor of all classes? If it is a national burden, let the nation bear it. We have a strong Government, let them be known for all time as *the Government which abolished the Poor Rate.* Should the Chancellor of the Exchequer ever condescend to read this paper, a grim smile of incredulity may probably come over him as he thinks of the poor ignorant fanatic who suggests that at one sweep of his magic wand the Income Tax for England and Wales may be increased for ever and for aye to provide annually seven and a half millions, or over 4*d.* in the pound, but on further reflection he may possibly arrive at the conclusion, that the relief promised to all other classes by the abolition of Poor Rates would far outweigh the natural opposition of the wealthy to an increased Income Tax. And a strong Government is not, or should not be, an opportunist Government ever afraid of doing what is right. Neither is it certain that this great relief could not be conceded to the ratepayers at the present time without the imposition of a penny more Income Tax, *i.e.* if the reports which are current of a vast surplus are correct. And in what way could all classes be more directly benefited than by the abolition of Poor Rates? But, says the critic, if the Poor Rate is done away with, how about the ten and

a half millions hitherto derived from that source for other purposes than Poor Law administration—for distinctly local purposes? The principle being granted that national wealth should pay for national expenditure, it is equally clear that local wealth should pay for local expenditure. How can local wealth be ascertained? In no better way than by every individual's style of living or by the value of the house he occupies. In 1871 Mr. Goschen, then President of the Poor Law Board, proposed to give up the Inhabited House Duty to the parochial authorities for local purposes. Why not do it now? What, cries the poor Chancellor of the Exchequer, not content with adding seven and a half millions to Imperial Taxation, you ask me to surrender £1,462,373 * more? Not at all, this tax is not wanted for its intrinsic value, but as a basis on which to found the future local taxation of the country. Let there be an exchange. Let the Government take back at any rate the

extra beer duty	£392,279
and the extra spirit duty . . .	732,403
Total . .	£1,124,682

put on for one purpose, as a sinking fund for the compensation of dislicensed public-houses, and used for another, technical education (but not by a strong Government). Let the local authorities provide their own funds for this purpose, if any are required. Surrender the House Duty, and do not stop there. Sweep away all the petty differences of 2*d.*, 3*d.*, 4*d.*, 6*d.* in the pound on one class of house and 9*d.* on another. Let the old valuation lists be destroyed and be forgotten with the Poor Rate. Grant the local

* England and Wales £1,346,064.

authorities power to make a new valuation list for all purposes on a residential basis, and let every Englishman and Welshman contribute to the local funds according to the value of the house in which he lives.

This would be a new system, a fair system, a popular system, which must commend itself to every honest man.

But, says the critic, the Inhabited House Duty of England and Wales, your proposed basis for assessment, at the present rate only produces £1,346,064. This is an * average of almost exactly 5*d.* in the pound, of all the different classifications, on the net rateable value; it will therefore entail a new duty of over 3*s.* in the pound to raise the £10,500,000 required for local purposes. Let us study the returns, and we find that the annual value of all dwelling houses charged to duty in England and Wales was £64,678,525, and that the duty received amounted to £1,346,064, but the following table shows the value of dwelling houses not liable to duty, exclusive of those belonging to Her Majesty, the Queen, hospitals, &c.:

Under £10	£16,332,830	Present basis	£64,678,525
£10 and under £15	13,186,429	Additional	38,835,176
£15 and under £20	9,315,917	Total	£103,513,701
Total.....	£38,835,176		

If these are included—and why should they not be?—the annual value of inhabited houses will be increased to £103,513,701, a 2*s.* rate on which produces £10,351,370, or very nearly the amount required. If all other tenements, *i.e.* business premises and farm buildings, were included, the annual value would of course be largely increased and the rate required would be pro-

* Or to retain it indefinitely at 8*d.*

portionately less, but if it becomes necessary to put an extra Income Tax* upon the commercial classes, it would seem only fair to give them that relief which the emancipation of their business premises from local taxation would entail. This new House Duty or House Rate would vary very much in town and country—probably from as little as 1*s.* 6*d.* in town and densely populated districts to as much as 2*s.* 6*d.* in quite rural parishes. It would be collected parochially, and if in country parishes it was made to cover all other expenses of parish highways, school attendance committee, Parish Council, and expenses of overseers, it might probably amount to 5*s.* or 6*s.* in the pound. It is a simple problem for every taxpayer or ratepayer to solve for himself what would be the result to him of an additional fourpenny Income Tax, if such were necessary, and a House Rate varying from 1*s.* 6*d.* to 2*s.* 6*d.*, in place of the old Poor Rate and the old House Duty swept away. To the *bona-fide* tenant farmer the relief would be very marked, for his assessment for the proposed House Rate on his farmhouse, and labourers' cottages would seldom be more than one-eighth* of what it now is on his house and land; so that supposing the present Poor Rate to be 2*s.* 2*d.*, the farmer will be a gainer by the proposed House Rate at anything under 17*s.* 4*d.* To put it still more forcibly, the cost of the poor having been placed on Imperial revenue, the Poor Rate at once becomes reduced by nearly one-half, and if that half is raised on a new assessment which fairly equalises the burden on all householders, greatly to the relief of agriculturists, it stands to reason that they must gain by at least half the present Poor Rate, and in all probability their total rates under the proposed assessment would not amount

* One-fifth including farm buildings.

to one-third of what they do now. In the following examples the old Poor Rate is calculated at 2*s.* and the proposed House Rate at 2*s.* 6*d.*, which would certainly raise sufficient revenue for all local purposes other than highways, for which latter purpose another rate of 2*s.* 6*d.* in the pound would probably be required in country parishes. But where, as in Essex, the existing Poor Rate is very much higher, the relief under the new assessment would be still more satisfactory.

Example A.

A landowner of 10,000 acres let at £12,000 per annum, and assessed to Income Tax and Poor Rate at £10,500.

	£	*s.*	*d.*
Present outgoings:			
1. Tithe and Land Tax, probably . .	1,200	0	0
2. Family charges and jointures, probably	1,500	0	0
3. Interest on mortgage, probably . .	1,000	0	0
4. Repairs and cost of management . .	2,400	0	0
5. Income Tax, Schedule A, at 8*d.* on £10,500	350	0	0
6. House Duty on mansion, £400 at 9*d.* .	15	0	0
7. Poor Rate on mansion and park, £800 at 2*s.*	80	0	0
8. Ditto on woods, £500 at 2*s.* . . .	50	0	0
9. Ditto on cottages, £400 at 2*s.* . .	40	0	0
10. Ditto on home farm, £300 at 2*s.* . .	30	0	0
11. Highway Rate on last four items, £2,000 at 6*d.*	50	0	0
	£6,715	0	0
Less Income Tax returned on 1, 2, 3 .	123	6	8
Net expenditure	6,591	13	4

Under new system:	£	*s.*	*d.*
1, 2, 3, 4 unchanged	6,100	0	0
5. Income Tax, Schedule A, at 1*s.* on £10,500	525	0	0
House Rate on mansion, £400 at 2*s.* 6*d.*	50	0	0
Ditto on cottages, £400 at 2*s.* 6*d.*	50	0	0
Ditto on mansion and cottages for highways, at 1*s.* 3*d.* . . .	50	0	0
	£6,770	0	0
Less Income Tax returned on 1, 2, 3, at 1*s.*	185	0	0
Net expenditure . . .	6,585	0	0

	£	*s.*	*d.*
Present outgoings	6,591	13	4
Ditto as proposed	6,585	0	0
Gain . .	6	13	4

Practically no *direct* benefit unless there was a large acreage of allotments or farms in hand on which the landlord paid the rates.

I wish to emphasise that remark, because I do not stand here to urge that the very large landowners are in sore straits. Of course we all know that the large landowners as well as the small ones have been hit, but I do not come from the country to tell you that I believe the large landowners are absolutely in want and poverty. What I do tell you is that the farmers are in want and poverty, and that something must be done very speedily to relieve them.

Example B.

A tenant farming 300 acres. Rent, £400; rateable value, £360.

Present outgoings:

	£	s.	d.
Poor Rate, 2*s.* in £1 on £360	36	0	0
Highway Rate, 6*d.* in £1 on ditto	9	0	0
House Duty, at 2*d.* on £30 (farmhouse)	0	5	0
	45	5	0

Under new system:

	£	s.	d.
House Rate, at 2*s.* 6*d.* on £30 (farmhouse)	3	15	0
Ditto, at 2*s.* 6*d.* on £12 (4 cottages)	1	10	0
* Highway Rate, at nearly 4*s.* 3½*d.* on £42	9	0	0
	14	5	0

	£	s.	d.
Present outgoings	45	5	0
Under new system	14	5	0
Gain	31	0	0

Example C.

Amount to be raised by Highway Rate unchanged.

The Rector. Tithe and Glebe rated at £360. Rectory rated at £40.

* This exceptionally high rate would be very unusual, and only necessary in country parishes where the only rateable property was the farmhouses and farmers' cottages; a 2*s.* 6*d.* rate would probably be about the average.

Present outgoings:	£	*s.*	*d.*
Poor Rate on House, Tithe, and Glebe, £400 at 2*s.*	40	0	0
Inhabited House Duty at 6*d.* on £40	1	0	0
	41	0	0
Under new system:			
House Rate at 2*s.* 6*d.* on £40	5	0	0
Increased Income Tax at 4*d.* on total income of say £500	8	6	8
	13	6	8

	£	*s.*	*d.*
Present outgoings	41	0	0
Under new system	13	6	8
Gain	27	13	4

If exempt from Income Tax the gain would be £36

EXAMPLE D.

Highway Rate unchanged.

On the tenant of a large country house and shootings with an income of £10,000 entirely derived from personal property. Rent of mansion and cottages, £400. Rent of park, gardens, and shootings, £600.

Present outgoings:			
Income Tax, various Schedules, on £10,000 at 8*d.*	333	13	4
Inhabited House Duty on, say, £360 at 9*d.*	13	10	0
Poor Rate on £900 at 2*s.*	90	0	0
	437	3	4

Under new system:

Income Tax on £10,000 at 1*s.* . . .	500	0	0
House Duty on £400 at 2*s.* 6*d* . . .	50	0	0
	550	0	0

	£	*s.*	*d.*
Total under new system .	550	0	0
Under present system .	437	3	4
Loss . . .	112	16	8

That is a sort of case we continually see in the country; the old houses are inhabited by people who have never previously had any connection with the locality nor any interest in it. They have all the benefits and pleasures of country life and do not pay their fair proportion towards the local taxation of the country.

Example E.

Highway Rate unchanged.

On landowners of 2,000 acres, of which 1,000 are let for £500. Residence closed. 1,000 acres in hand rated at £800.

Present outgoings:

Income Tax, Schedule A, on £1,200 at 8*d.*	40	0	0
Ditto, Schedule B, recovered on farms in hand (nil)	—		
Poor Rate on £800 at 2*s.*	80	0	0
	120	0	0

	£	s.	d.
Under new system:			
Income Tax, Schedule A, on £1,200 at 1s.	60	0	0
House Duty on farmhouses and cottages occupied by farm bailiffs and labourers, £100 at 2s. 6d.	12	10	0
	72	10	0

	£	s.	d.
Total present outgoings	120	0	0
Under new system .	72	10	0
Gain . . .	47	10	0

EXAMPLE F.

On a small village tradesman renting house, shop, and croft, at £15; house rated at £5, shop and land, £8, paying his own rates.

Present outgoings:			
Poor-rate on house, shop, and land, at 2s. on £13	1	6	0
Under new system:			
House Duty, at 2s. 6d. on £5 . . .	0	12	6
Gain . .	0	13	6

In all the examples it is assumed that the rates where there are any on cottages are paid by the owner, who would continue to pay the new House Duty. It is thought by some that all tenants should pay their rates direct, however small, in order to give them more interest in local expenditure, but it would be found in many districts that the cost of collection would make this arrangement anything but economical, and as long as the present composition allowance is continued owners

of cottage property will as a rule prefer to pay the rates. By this new system all those interested in land would be benefited. The large landowner, although not directly, supposing all his farms to be let, but much indirectly, for his tenants would practically obtain a reduction of rates nearly equivalent to 10 per cent. on their rents. The smaller landowner, struggling to do his duty by those more or less dependent on his farms in hand for their employ, would be helped to continue that employment. The country clergyman would also largely gain, and amongst all those pinched by agricultural depression perhaps none needs help more or would make better use of it than the country parson. Every small householder in towns, exempt from Income Tax and paying his own rates, must inevitably be benefited because the House Rate would be less than the old Poor Rate. Tradesmen and commercial men generally would benefit, inasmuch as they would be relieved of the Poor Rate on their business premises. Even the ordinary shareholders in railway companies would benefit, for although the acreage of the land occupied by the railways is not large, it is highly rated, and the amount saved by them by the extinction of the Poor Rate would far more than cover the extra Income Tax. Who would not benefit? Those most able to bear a further strain, those who, most of them, voluntarily give much to help the necessitous, much to their credit be it admitted, but who hitherto have only given as they pleased; those with comfortable fixed incomes, aye, and most of all, those who are rolling in luxury and riches. "Those that toil not, neither do they spin." For this reason, if for no other, these humble proposals should meet with an able advocate in one of the most prominent members of Her Majesty's present Government.

Mr. E. J. Castle, Q.C. (Associate), said he had much pleasure in proposing a vote of thanks to the author of the paper, in which had been brought forward a number of very interesting facts and figures. The object of such a paper was, he took it, to open the way for a discussion, and this particular paper had distinctly served that purpose. It seemed to him, however, that the author had lost sight of one point which it was always necessary to have in view when dealing with this question. We were not settling or adjusting the incidence of taxation for the first time. We were not dealing with what was right or wrong in the abstract, but with a national system of taxation which had existed for many hundreds of years, and on the basis of which property had for centuries been bought and sold. It was a question whether that basis should be altered.

Put aside for the moment the political question whether it was not dangerous to the State to allow agriculture to get into such a condition that it did not pay to grow enough food for the people, who thus had to depend entirely on outside sources, which was a question of high politics, and ought to be considered by those whose business it was to deal with such matters. But when it came to the question of the readjustment of taxation—the problem suggested by the paper—the question naturally arose, "Why should Peter be robbed to pay Paul?" Paul had chosen to buy land, and he knew when he bought it that the land must contribute to the support of the poor. Peter, on the other hand, did not care to invest in land, and had put his money in the Funds. Why was Paul to come and ask that the burden of these Poor Rates should be taken off his land and put upon Peter?

The author had referred to the case, among others, of a worthy clergyman who had voluntarily, he supposed, taken the position of rector. He had been in the habit—as far as he (Mr. Castle) could remember the example—of paying very small sums of money for the benefit of the community. As rector he paid the sum of £41 in rates, &c., and it was now proposed to reduce that payment to £13 6*s.* 8*d.* But why should such an improvement of his property be made for him? Why should it be said, "You have hitherto paid £41; you shall only pay £13 in the future"? That was the real question.

It was of course an open question whether the extra new charges imposed from time to time could fairly be put upon the land, but it must be remembered that at one time land was in this country the only property. The land had been portioned out by the Crown among its followers, and by them in turn among their followers. The land, too, was the only source from which the people could get their food, and when it came to be recognised that on the landlords and Crown tenants lay the obligation to provide troops for the defence of the country, and that many other duties fell upon them, it was also recognised that they should support the poor. The land had been bought and sold and dealt with on that basis for the last fourteen hundred years. It was all very well to say that the unfortunate landlords were charged with dower and jointure and many other charges and mortgages on the land, and to argue that on these grounds they should be relieved of the burdens which they had to bear and which should be put upon others, but it seemed to him that there had been no case whatever made out for relieving one kind of property at the expense of another.

If a man chose to invest his money in such property he might do so, but he must take it with its burdens.

In the case of the tenant farmer mentioned in the paper, the gain under the proposed system was to be £31. But the money would go at once into the landlord's pocket. According to every economist, from Adam Smith down to the present time, rent was that which a tenant could afford to pay after he had got back all his outgoings and a fair allowance for himself and his family had been made. Again, in seeking to relieve the tenant and trying to ensure that he should have the advantage intended, there seemed to him no case made out why, under pretence of improving the condition of the tenant, the landlord's rent should be improved. It seemed to him that was the sole question. The land had to do many things: it had to support the labourer, it had to support the farmer, and it had to support the priest and the landlord.

The landlord objected to paying anything he could possibly avoid. But the answer to him was that these charges had come down with the land. Everyone would at once admit that. Although he did not think the question had been regarded in the paper from quite the right point of view, still that did not prevent one from proposing a hearty vote of thanks to the author for all the trouble and care he had bestowed upon it.

Mr. E. Smyth (Professional Associate) said he gladly availed himself of the opportunity of seconding the vote of thanks to the writer of the paper, not only on account of its high merits, but also because there had been in that room many discussions as to the sad state of agriculture, and these discussions had been accompanied

by specific proposals of remedies. They had also had several most valuable papers (including Mr. Castle's) on the Origin and Progress of the Rates, and the increasing injustice of their incidence on land had also been read; but as regarded this particular grievance in agriculture, no specific proposal that he remembered had been laid before them which detailed what should be done. Therefore he thought Colonel Raikes's paper was very opportune; and although it would undoubtedly meet with opposition from perhaps many people, yet it might be hoped that some of the objectors would think they were under somewhat of an obligation to produce better plans themselves.

The proposals put forth in the paper were (speaking curtly) to wipe away the Poor Rate as now known, and to raise a similar amount of money by (for reasons detailed in the paper) two different modes, either of which should have the effect of making personalty contribute to the fund. The first of the author's two proposals was that the actual cost of the maintenance of the poor, apart from all the other purposes grouped together in the present Poor Rate, should be met hereafter by Income Tax, and he had suggested the rate of 4*d.* in the pound as being the one that would meet the want. His second proposal was that as regarded such other purposes than the maintenance of the poor, the House Duty should be handed over to Local Authorities, with power to make valuation lists, and to levy on them such a rate as would produce what was necessary for the locality, and he had estimated that, on an average of localities, that rate would not exceed 2*s.* 6*d.* in the pound.

It might be said that these were very bold remedies; but, if the inequality in the incidence of the rates was

so bad as was commonly urged, could it be wondered at if the requisite remedy were a bold one?

Touching the first of the two proposals, he thought the meeting would rather welcome than disapprove of his reading half a page of remarks as spoken to them in 1870 by that exceedingly clear-headed and practical man, Edmund James Smith:

"He ventured to suggest at the last meeting that it might be expedient to consider in this discussion the desirability of changes, either in the mode of the assessment or in its distribution. As he then said, it appeared to him that a considerable number of charges were now made, particularly in respect of agricultural property, and paid under the head of 'Poor Rates," which ought to come under the head of Imperial taxation. At the same time he did not at all concur in the view that all rates ought to be charged on Income Tax, and thought any such change (which, as they knew, was advocated by influential representatives of the agricultural interest) not only inexpedient but hopeless. As agricultural estates had always hitherto assisted in maintaining the poor and the highways, and had been purchased and sold under the expectation of doing so, it would be difficult to make out a case for any change by taking off those charges; but he thought that the other charges which had been imposed, and were now charged under the head of 'the poor,' should rather be paid out of the Consolidated Fund."

He (Mr. Smyth) did not think that could be improved upon. However, as this view taken by Smith and others had been so much controverted, perhaps a compromise might be arrived at by reading the foregoing extract as if it referred only to the maintenance of the poor and not at all to highways. Now the maintenance of the poor was the sole object of Colonel Raikes's first proposal, and therefore assuming that such maintenance ought (for the reason just stated) to be met by a continuance of a Poor Rate for this sole purpose, there was no need for the author's proposition of an increase of 4*d.* in the Income Tax, which, in a time of peace, already stood so unsuitably high as 8*d.* in the pound.

Turning to the author's other plan, of an increased

House Duty, with the object of making personalty contribute to the charges other than poor maintenance, he (Mr. Smyth) admitted that, notwithstanding the support which economists gave to the House Duty, and notwithstanding the circumstance that some foreign countries had a House Duty too, it yet had in England an unfortunate history.

The old House Duty had been charged on a graduated scale of from 1*s.* 6*d.* to 2*s.* 10*d.* in the pound, but it had been given up in 1834, its unpopularity being greatly owing to its having made no abatement in respect of business premises, and also to the facilities which then existed for mansions in the country being very much under-assessed. Another step in its history was when Mr. Disraeli, in his first Budget, proposed that the House Duty should be doubled; but this was defeated, for the Budget had been doomed from the outset. The broad principle upon which economists advocated a House Duty was that the rent a man paid did roughly indicate the man's means. He did not think that could be objected to as a general principle, and those graduations that had been recently introduced into the House Duty had made ample compensation for small houses constituting some exception to that general rule.

There were two objections made to the House Duty to which he would refer. One was that, proportionately to their incomes, the House Duty caused a greater pressure of taxation on a man with a family than on a single man. Without casting any imputation upon bachelors, he might suggest that the relative deficiency in their payments under House Duty was made up by the greater freedom which their circumstances allowed to them in the matter of their expenditure on articles subject to customs and excise duties; commonly they

would have choicer tobacco, and would drink wines and spirits as against the light ale of Paterfamilias.

The other objection was with regard to mansions. It had been complained that the assessment of these was too low, when it was considered what an amount of outlay had been made by either the present possessors or their predecessors in the erection of them. In other words, they had expended a large sum of money in a way that would bring them only a very low rate of interest on their desiring to let the properties; which fact did seem to him to be a very unsatisfactory ground for charging them on a higher scale.

Altogether he did not see anything against the House Duty being made the basis of a considerably larger taxation than was at present founded upon it; and therefore he did not see why it might not be utilised for some such re-apportionment as was the subject of the very interesting paper.

Mr. E. P. Squarey (Past President) said he admired Colonel Raikes' courage in attacking so difficult a question as that with which the paper dealt. He was not old enough to remember the 43rd of Elizabeth, on which the whole system of rating was founded, but he was old enough to have seen a considerable change in the value of property, and, from his point of view, the time had come when it was absolutely necessary that in fairness and justice, the incidence of local taxation should be reconsidered and readjusted. By the 43rd of Elizabeth personal property was liable to be rated. He had not the Act before him, but the words, so far as his recollection went, were that "every person should contribute according to his ability." In Queen Elizabeth's time personal property was scarcely in existence.

There were certainly sheep and cattle and horses, besides a certain amount of furniture and personal belongings, but practically there was no personal property in the shape of that included in the interesting tables which Colonel Raikes had given in the paper under Schedules C, D, and E. Subsequently to the application of this principle of rating the system of "protection to English agriculture," as it was called, arose, and up to 1848 the principle of protection was recognised, and it was concluded by the landowners and the farmers that they did gain considerable benefits from the fact of their produce being protected by differential duties. In this connection the question of the justice or otherwise of the incidence of rating was not raised. There had been no necessity for raising it; the legislature practically dealt with the question by annually repealing the Act for rating personal property. He agreed that while the legislature protected the producers of corn from foreign competition it was very proper and just that the burden of local taxation and the support of the poor should fall upon them.

But what was now the difference between the value of the real property, which is theoretically and in the past admittedly rateable, and the value of the personal property, which under the intention of the 43rd of Elizabeth was clearly also rateable? Look at the proportions in which they now existed, as distinctly set forth in Colonel Raikes's paper! While real property stood at something like £150,000,000, personal property stood at something like £350,000,000. As a matter of justice the duty of supporting the poor, and of carrying on all those quasi-philanthropic efforts which were incident to the advance of civilisation, and which every one now recognised to be more or less necessary, should

surely be borne equally and more fairly than at the present time.

He recognised fully Mr. Castle's clever and perfectly just argument that the greater part of the lands of this country had been acquired under conditions in which the parties were perfectly well aware of the burdens they incurred when they purchased the property; but with reference to education, the administration of justice, police, the maintenance of roads, and to the care of lunatics it seemed to him that such things should not fall only upon the owner of real property. The liability as to these things equitably attached as much to the man with £10,000 a year from Consols as it did to one who had £10,000 a year (nominally) from land.

He would venture to quote the expenditure out of the rates in the county of Northampton contained in the most able and interesting paper by Mr. Albert Pell in the last number of the Journal of the Royal Agricultural Society:—

	£
"Prosecution, Assizes, Sessions, &c.	824
Conveyance of Prisoners	121
Judge's Lodgings	147
County Hall, &c.	731
Salaries	1,806
Magistrate's Clerks	2,004
Coroners	375
Surveyor	460
Inquests	404
Main Roads	24,124
„ „ Bridges over	610
Weights and Measures Act	983
Registration of Voters	594
Reformatory School	305
Police Salaries, &c.	16,718
Diseases of Animals Act	262
Making, with other items, a Total of	£59,976

It is fair to say a gross expenditure of £59,976 is subsidised by the Exchequer to the amount of £24,841."

Why should land be charged with coroner's expenses? Others besides landowners were equally liable to be the subject of coroner's inquests. With regard to main roads—who used them? He would admit that the landowner and farmers used them, but the brewers used them also, and how much did the brewers contribute towards those main roads? The wealthy man who went down to the country and took one of the vacant noblemen's or gentlemen's seats which Colonel Raikes had referred to, drove and rode about and sent his horses to hunting meets, did not contribute, except indirectly in the rent paid, one brass farthing towards the maintenance of those main roads. Again, "bridges £610." All used them. "Weights and measures." This was surely for the benefit of all, not for houses and land only. Why should the land alone bear all these charges? By all means let it bear its fair proportion; but surely every kind of personal property might reasonably be called upon to contribute towards the enjoyment and safety which it obtained under those conditions.

It was admitted by Mr. Castle, who was a just man at heart, that if we had to start *de novo*, the system should be rearranged. Speaking for himself, he thought that the time had arrived when we ought to begin. He would recommend the members present to read Mr. Albert Pell's article on the question. If everyone would do so they would not only become sensible of the unfairness of the present system of rating, but would, he was sure, feel anxious to see things put right. Professional men earning perhaps some thousands a year would all contribute fairly and equitably to education, to the care of lunatics, to the police, to the cost of the administration of justice, and to the other

expenses incident to our civilisation which were now borne almost exclusively by real property.

He would only say in conclusion that the incidence of local taxation was one of the most difficult subjects that could be discussed, but happily there were men on both sides of the House, both in power and out of power, who were thoroughly competent to deal with those questions, and who, he knew, were admittedly quite willing to endeavour to solve them as far as possible if they could only make up their minds how to deal with that wealthy and powerful body who owned the £339,000,000 of personal property which had been referred to as arising under Schedules C, D, and E.

Mr. H. A. Rigg (Associate) said he thought the paper was at all events an honest attempt to look the matter straight in the face and not through professional spectacles. Of course in such a meeting of professional men it was almost unavoidable that things should be looked at from a strictly professional point of view—whether that of the surveyor or the lawyer, or perhaps the budding political economist—and therefore he thought that special thanks were due to Colonel Raikes for his paper, because he had looked at the matter from the standpoint of a thoroughly practical man. Most of the members knew as well as he did the present lamentable state of agriculture, and would agree with him that if things went on as they were going on now for another five years, that individual so well known in rating cases as the hypothetical tenant would be the only representative left of his race. He still ventured to hold the opinion formed before he had heard the paper read that the whole system of taxation and rating in this country required to be reconsidered in order that the

taxes and rates might fall fairly and equitably upon all classes and all holders of property. In order to clear the ground he would say that he was in favour of levying rates and taxes as far as possible in such a manner as to ensure that they should not be unduly burdensome or irritating; and he was against taxing to a greater extent than they could fairly bear what he might call industrial works, that is to say, works which provided employment and means of living for the people. He was in favour of taxing articles of luxury, and he would carry that principle so far as to tax what, for want of a better description, he would call a man's "spare spending power." But he would not tax even that so much that anyone should feel that an unfair burden was put upon him, or that the poor man was revenging himself upon the rich man.

What he had understood the author of the paper to say was that the portion of the Poor Rate which now falls on the agricultural land ought to fall upon the Imperial Revenue, and that at present the occupier of land, whether he was owner or tenant, was rated on the annual value of his house and land, while the owner of personal property was only rated on his house, and paid no rates on his personalty. He paid the Income Tax on personalty, but that Income Tax was also paid by the landowner and the tenant. In his paper Colonel Raikes had shown that real property paid £8,000,000 out of the £10,000,000 of Poor Rate. Why should real property in this country pay the Poor Rate and not personalty? Of course, according to Mr. Castle's argument, the land always had paid it, and a man bought real property knowing that he would have to pay it. But that was an equally good argument in favour of stage coaches, and indeed was an argument which

had been used in Committee Rooms of the House of Commons against railways.

A state of things had arisen in England which our forefathers could not possibly have foreseen. Steamships now brought corn into the country, and reduced the price of wheat to from 20*s.* to 25*s.* a quarter, which would have seemed incredible when the land was bought subject to the rates then in existence. That brought him back to the question, Why should the land support the poor? In the days when the Poor Rate was first started, as Mr. Squarey had said, there was nothing to tax except real property. That went on till 1834, and then when the Poor Law Commissioners came to inquire into matters, they found the parish the unit for everything. If one wanted to do anything in those days he did it through the parish organisations. The parish officials were the only ones with whom he could deal, and a tremendous step forward was thought to have been made when the parishes were grouped into unions; but still no other way was found of providing for the poor, except out of the land. Up to 1834, if not later, the whole management of the poor in this country was in the hands of the farmers, and places were to be found where the Poor Rates were something like 20*s.* in the pound. How was that to be accounted for? It was because the farmers managed everything, and naturally managed it to their own advantage. They employed the men in the summer at very low wages, and put them on the Poor Rates in the winter, which did not cost them so much as it would to pay them all the year round, and thus the system was continued and accepted of keeping the poor out of the land. It was a very difficult thing for people who had no experience of the administration of the Poor Law to understand what

poor relief meant. He had himself acted for a year as a guardian of the poor, but he might candidly say at once that he did not quite understand it. In the country there were only two classes of poor people to deal with—on the one hand those who were partly imbecile but not quite fit for lunatic asylums, women left without support, widows with children, and old people who having had large families had never had an opportunity of saving and had been compelled to go into the poor house, and on the other hand the tramp and the vagabond.

The latter class were only one degree removed from the criminal, and there was no doubt that unless they were set a very hard task to do, they flocked into the workhouses in enormous numbers. It was a puzzle to guardians of the poor what to do with such people, and the only way of getting rid of them seemed to be to set them some task so hard that they could scarcely do it. Was it fair that these people, who were drawn from all corners of England, should be made a charge upon those particular areas of the country they fancied for their rambles.

With regard to the older people and those incapable of working, if the idea of State pensions for the aged were ever carried out it would surely be as a charge upon the Imperial Exchequer and not upon a particular area. Why on earth should a man who happened to have thirteen children, and who had struggled all his life to bring them up respectably, become at seventy years of age a charge upon one particular parish while his children were spread all over England? Why should he not be supported out of the Imperial Exchequer? He would accept the figures in the paper, and if his contention was right that the support of these impotent,

aged, and vagabond people ought to be a charge upon the Imperial Exchequer, then personal property ought to pay two-thirds of the present Poor Rate, but at the present moment did not pay a penny towards it.

It was suggested by Colonel Raikes that these charges should be met by an Income Tax of 4*d.* in the pound. The effect would be to bring the administration of the Poor Law more under a central authority, and, as in the case of the prisons, diminish the cost of keeping the poor to a very large extent, because it would diminish the number of establishments. It would enable the Poor Law authorities to divide the poor into classes, and to deal effectively with wandering rogues and vagabonds. It would also enable them to devise some system by which a *bonâ fide* working man could get a pass, when travelling from place to place, to entitle him to relief, and would on every hand promote economy and efficiency. The Poor Rate was administered in small districts and at very great expense, and with an enormous number of officials, whereas half the number might be done away with if it were dealt with as an Imperial matter, as Colonel Raikes had suggested.

With regard to the latter part of the paper and the suggestion that the other £10,000,000 should be raised by an Inhabited House Duty, he confessed to a leaning towards this proposal, for it fell in with his own suggestion that a man should be taxed on his spare spending power. His house was a measure of a man's spare spending power. If a man wanted to spend a lot of money he lived in an expensive house—he liked to be known as a rich man and did not object to being taxed. He therefore thought that the suggestion would work very well, because the tax would fall upon a class who would not like to complain. At all events, he ventured to

think that the matter was well worthy of consideration by the Members of the Institution. Agriculture was in such a condition that unless something was done matters must go still harder, not only with the landowner but with the tenant farmers, and he hoped that something on the lines proposed by Colonel Raikes might soon be done to alleviate the local rates.

Mr. Howard Martin (Fellow) said he was sure they all would very heartily concur in the vote of thanks to Colonel Raikes. His paper had been the means of opening a discussion on a very important subject, and he hoped it was quite understood that when so difficult a subject and such bold suggestions were discussed, differences of opinion did not imply any want of appreciation of Colonel Raikes's paper, and the trouble and thought he must have expended on it. He thought Mr. Rigg and Colonel Raikes had both failed fully to grasp the true bearings of the question when they talked of a man's house accommodation as the measure of his spare spending power. Perhaps they were both rich men with small families, and did not quite appreciate the fact that when a man had a comparatively small income and a large family, the circumstance that he had to occupy a large house, possibly in a highly-rented situation, was in practice rather a measure of his poverty than otherwise. As he understood Colonel Raikes, his proposal was to substitute an increased Income Tax for the Poor Rate, and an additional Inhabited House Duty for the rates collected with the Poor Rate to defray other expenses. It seemed to him that that was open to the two objections, and that it would tend to diminish the feeling of personal responsibility for local expenditure. One was constantly brought face to

face with the fact that those who now had practically the control of local expenditure did not contribute to it, and there was consequently a constant tendency to unduly increase public expenditure. There were frequently repeated attempts in the House of Commons to throw upon the public the cost of many improvements which might be provided by private expenditure, and even though this might in some cases be desirable, it was important that the public should know what such improvements cost, and that those who profit by them should realise the burden of maintenance to some extent. He thought there was also another objection to those proposals, viz. that they would probably create more serious injustice than they would remove. No one, he was sure, who knew anything of the circumstances, could fail to sympathise with the present hard pinch of the farmers and the country clergy and landowners. There was no doubt that they deserved and needed relief; for the prosperity of agriculture was not an affair of the parish or district, but one in which the prosperity of the whole country was bound up. It was necessary, however, to be careful that in relieving the suffering districts no injury was inflicted elsewhere. It was mentioned by Colonel Raikes as a serious injustice that the farmer was rated on his land and everybody else only on their houses. He could not follow that description of rating. As they knew, the present system of rating pressed hardly on farmers because the annual value of the hereditaments in respect of which they paid rates was very large in proportion to the profit they were able to make out of the use of them; but they were no more specially rated on their land than anybody else. Everyone was rated according to the full value of his hereditament, including the

land on which it stood or which was connected with it; and many persons besides farmers paid rates on much more land than the mere sites of their houses. The farmer's land, it was true, was part of the apparatus, if he might so term it, out of which the farmer made his living, but so was the factory of the manufacturer; and the manufacturer was rated not only on his factory, and it might be on a good deal of ground (such as bleaching grounds) round his factory, but also on his machinery, and not only on that attached to the freehold, but, in many unions, on tools which were as much personal property as a chair or a table or the carpenter's jack-plane and saw. Why was it a greater injustice to the farmer to be rated on his land than to the manufacturer to be rated on his machinery and fixed plant? Taking, again, the case of the tradesman occupying a shop for which he paid a high rent on account of its particular position; the tradesman was rated in respect of that high rent, though the position was as essential to his business success as the fertility of the farmer's land was to the farmer. The tradesman paid his rates and taxes on the value of that out of which he made his living, and he suffered as compared with the person who paid rates only on the value of a mere dwelling house and made his living in a manner not depending on highly rented premises, exactly in the same way as the farmer suffered. This being so, it did not seem to him that it would be just to entirely relieve the farmer and the landowner of rates without considering those other cases which appeared to him to be exactly analogous in principle, and only differed in degree. If the Income Tax were increased, and a large House Duty imposed as a substitute for all rates now payable in respect of the land, the farmer would be relieved, but a very heavy burden

would be laid on a class which no one could say had been prosperous for the last five or ten years at any rate. Probably no classes of manufacture had made on the average during that period anything like reasonable profits, and in many trades there had been a good deal of working at a loss. Even London retail tradesmen, who probably made profits while there were any to be made, did not seem to have prospered, generally speaking, of late years, and in country towns tradesmen must have been very hard put to it to make both ends meet. It seemed, therefore, that proposals like those put forward by Colonel Raikes would be to a great extent shifting the burden from farmers to those who were not much more able to bear it, without any just reason why they should do so. The principle of assessment was very often attacked, but it seemed to him to be a fair principle as far as it went. Assessments were based not only on ability to pay but on the benefit the ratepayer got out of the expenditure of the rates. And the annual value of a hereditament—omitting the maintenance of the poor from consideration—was, speaking roughly, a very fair test of the degree to which the occupier benefited by the expenditure of the rates. If the land required relief —and he did not believe any one acquainted with the facts could deny that it did want relief—it seemed to him that the relief should be given rather by taxing a class who did not already contribute than by taxing a class who did already contribute their proper share, and probably more. The rates and taxes, as at present assessed, were taxes on investments in land. Nothing could be clearer than that with slight exceptions, and in ordinary circumstances, rates were paid by the landlords, because if there were no rates the rents would rise in proportion. Why should not investments in personal

property be similarly taxed? If any further tax be required to relieve the burden on the land—and there was no doubt that it was required—why should it not be levied on those who, if they have small families, can live in houses worth £40 a year, paying rates only in proportion, while enjoying large incomes from investments in stocks and shares which do not come into assessment to local expenses at all. It would be far more just to raise the additional income required for local purposes by establishing a special Income Tax on investments in personal property (say over £4,000)—a tax which might be easily assessed and collected—thus putting such investments on the same footing, as regards local taxation, as investments in landed property, and to allow a greatly increased deduction from the assessment of agricultural land to meet the special circumstances of that particular kind of property, than to sweep away our whole system of local taxation altogether. By such a tax on investments in personalty it would be possible to retain the principle of local expenditure and local control, and to throw the burden on what Mr. Rigg had called a "man's spare spending power," instead of burdening other trades to relieve one. This plan would assist agriculture quite as much as the method proposed by Colonel Raikes.

Mr. G. Beken (Fellow) said he thought the weak point of Colonel Raikes's very able paper had been touched upon by Mr. Howard Martin. It was suggested that householders other than farmers had property corresponding in nature to land which was unassessed to the Poor and Local Rates, but the paper did not seem to him to prove that. He felt bound to say a word in favour of Income Tax payers. He thought some

rather misleading remarks had been made in the course of the discussion, in alluding to Income Tax as coming mainly from personal property. Schedule D was very largely a tax on brains: it came principally from trades and professions and amounted to over £8,000,000, or more than one-half the total, and many taxpayers of those classes were agitating to be relieved. They argued that their incomes were uncertain, and that they did not arise really from property but from their individual ability and skill, and from their education, on which a great deal had been expended. There was a tendency, he thought, in Colonel Raikes' suggestions in more than one instance to kill the goose that laid the golden eggs. Taking Schedule C, the income in that schedule he thought came in part from dividends and annuities. Much had been said implying that personal property paid no rates or taxes. He thought that was a mistake. In the articles of many public companies were found clauses providing that the stock or shares should be considered as personal property. Whether that was or was not the case with railway companies, all dividends from railways had, if he mistook not, already been subject to the payment of rates and taxes—for railways were rated. And the same arguments applied to a great many kinds of companies in England, such as canals and mines. A very large portion of the income in Schedule C had already paid rates and taxes.

Then a further portion of it came from abroad, and that seemed decidedly a case of the possible killing of the goose with the golden eggs. In fact he thought there was a great deal of injustice in the assessment of income derived from abroad, and that it might be carried too far. Why should a man who went abroad and made

money there and then settled down in England, leaving his capital abroad, and having his income coming home to him, be rated on it? Perhaps he might occupy a good house here and pay a high rent and spend a considerable sum in rates and taxes, and disburse large amounts amongst tradesmen—all his income being from abroad. He thought such a man was a distinct acquisition to the prosperity of a neighbourhood and not a burden, as some previous speakers had suggested. If he were such a man and were taxed to an extent which he considered unfair he would escape it altogether by settling abroad. He thought these points were lost sight of in the discussion.

He sympathised as deeply as anyone with agriculture. He was half a farmer himself, and he would by all means let agriculturists examine every rate to see whether it might fairly be made a national charge. It would be most desirable that every industry, if it were possible, should maintain its own poor; but that was not possible, for a man at one time might be employed in one industry and at another time in a different one. But he did think that every district of the country and every large town, with its appurtenant suburbs, should and might maintain its own poor. It ought to be independent and self-supporting, and if it could not be so the poor in the district should be so pinched that they would be driven to migrate or emigrate.

Take the county of Cornwall as an instance. The lead and tin mining industry had almost entirely failed. Supposing the people in Cornwall had had a national Poor Rate to fall back upon, they might still have existed there in comparative ease and indolence, but there was nothing of the kind, and what had they done? Cornishmen would now be found developing the mining

resources of all parts of the world, and the amounts of money which they were sending to their friends, and those dependent upon them in Cornwall, would be found every year to be something enormous. That was just an illustration, which he thought bore out his contention that every district should maintain its own poor. He quite agreed that education and many other charges should be thrown upon the national funds. He had before referred to the £10,000,000 for Poor Relief, and with regard to the £10,500,000 for Local Rates, Colonel Raikes had proposed a new valuation of residences only. It seemed to him (the speaker) that in some districts that might be a most iniquitous thing, for farms (excepting the house and outhouses and such premises), railways, canals, warehouses, manufactories, and the like, all of which caused much of the expenditure of the local rates, especially for roads, would be exempt, which seemed to him unfair. Crushing burdens would be put upon private residences in districts where there were comparatively few of them, and the fewer of those residences in a district the more burdensome would those rates become, and their occupants would be driven from those very places where they ought to be most encouraged to stay and spend their money. He did not think the proposal, on examination, would meet with very much support.

He wished to emphasise the fact that he sympathised most strongly with agriculture, and on that subject he would mention that he had received a letter from a friend in the States with which he would venture to trouble the meeting. It gave, he thought, the reasons why wheat could be produced so cheaply in the States and in Canada. He said, "There is plenty of land. It works easily. Nearly all work is done by machinery, which is facilitated by the large tracts in one kind of

crop. One man, three horses, and a "binder" will cut and bind ten acres a day." That, he thought, was a lesson to English farmers. The letter continued, "Horses are very cheap—cost little to keep," and he supposed there was not much to pay for rates, especially School Board rates.

He was afraid that farmers had not seen the worst yet, for as other parts of the world became developed and better served by railways, more land was brought into wheat growing, and this effect would be intensified in the future. Political economists would say that everything should be produced at the cheapest rate, and in the easiest way, and that if the conditions abroad were more favourable for producing wheat, that our farmers might go abroad and produce wheat there. He for his own part thought that every relief should be given to the farmers that could reasonably be given, and that if there was any industry in the country which should be specially favoured by the State, it was agriculture; but if Colonel Raikes's suggestions were carried out to the full they would afford little relief, as his carefully prepared figures showed.

Land yielding no profit was not assessed, and it paid no rates. What was wanted was to increase the quantity of land that would pay for cultivation, and that, it seemed to him, could only be done in two ways, by Protection or by Bounties. Public opinion was, he believed, against Protection, but he thought the question of bounties worthy of serious consideration. It was a great argument with free traders that if one bought £1,000,000 worth of wheat from abroad the people abroad would spend that million of money here, and the people here would send out goods to pay for it, but they

lost sight of the fact that if an extra £1,000,000 worth of wheat were produced in this country and the money were sent from the towns into the country districts the whole of it would come back to the towns for goods to be supplied in exchange.

Colonel RAIKES, in replying, said that the kind reception accorded to his paper gave him, as he need hardly say, much pleasure.

It had been argued by Mr. Castle that land was originally the only property rated, but he thought that another speaker had answered that argument by reminding the meeting that at the time Mr. Castle alluded to the only property which could be rated was land. There was now other tangible property that could be rated—property of double the value of land—which was not rated at present, and which ought to be rated so as to help to bear at any rate a portion of local expenditure. Then Mr. Castle had very good naturedly twitted him with including certain charges in the example given of the case of a large landowner as if he had been bent upon making out a very hard case. That was not what he meant at all. He wanted to take a typical case; to put down figures which he knew from experience to be correct in the majority of cases, and to make it clear that when a landowner was spoken of as owning 10,000 acres, with a rent roll of £10,000 a year, it probably meant that his net income was something like £2,000 a year, after all outgoings were met. He was glad that the argument had been refuted that if any relief at all were given to the tenants in the way of reduction of rates it would

go at once into the pocket of the landlord. His experience was exactly opposite to that contention. He believed that, under present conditions, the landlord would be the very first to congratulate his tenants upon any relief that they obtained from the rates. He did not himself know one landlord who would raise his rents to the extent of a single sixpence if his tenants obtained the relief asked.

The dreadful word "protection" had been mentioned once or twice; but he was not going into that subject then, although it was perhaps about the only point on which he cordially agreed with Mr. Beken's speech. It must be remembered that when the farmers paid all the rates they were a protected body, and that protection had been taken away from them with no real practical hope of its restoration. There must be now other means found to enable them to live if their industry was not to die out altogether. If free trade must be the rule then there should be free land. If everything that competed with land products here was to be imported free of taxation agricultural land ought to be free from taxation also. That was the contention he put before the meeting. It was not reasonable to say that farmers were rated for their land in the same way as manufacturers were. The land that a farmer occupied was rated at its full rent (or within a small percentage of it). Suppose a farm rented at £300 a year and a manufactory or mill rated on a basis of £300 a year, the latter would turn out thousands and tens of thousands of pounds worth of stuff in the course of the year, and the manufacturer might make some thousands of pounds profit. But the farmer's profit would be small, and could only be turned over once a year with great toil and

labour, and with all the chances of adverse seasons against him; while a manufacturer's business, in the case of a sharp, active man, might improve and double and treble itself in the course of a very few years. There was no such profit to be made in farming.

With regard to the gentlemen who come to live on other peoples' property in the country he did not object, and he hoped he did not seem to object, to the opulent classes from the towns coming to live in the country, He certainly rather preferred the old stock, but at the same time if the old stock could not afford to live in their own houses he welcomed, for the sake of the neighbourhood, those gentlemen with means who came to replace them. He would not say they did no good, for he knew they did; but he contended that they did not pay their fair share of the taxation of the country, and he would like to see some means taken of making them do so. It was said by Mr. Beken that railways already paid rates. He quite agreed with that; but what he advocated was that they should be relieved of those rates. He had said in his paper that even the ordinary shareholders of a railway company would benefit, for the railway company would cease to pay the Poor Rates which would come to much more than the extra Income Tax to be imposed. In the same way shareholders in mines and canals and other undertakings which paid rates would undoubtedly be better off. It was contended that a system of national Poor Rates would be likely to introduce extravagance, but he did not think that need be The gaols had been taken from the county magistrates not so very many years ago, and the governors were now appointed by the Crown, and were now Government

officials. There were still the visiting justices, who inspected the gaols and reported upon the efficiency of the management and so on. But the expenditure was no more extravagant than formerly, nor was the management less efficient. He could see no difficulty in the guardians (or district councillors, as they were now called) still meeting to administer relief, although perhaps not quite so often nor at so many centres as at present. It had been said that under his scheme extra rates would be thrown upon the small country householders; but that was open to question. He had before him a return from the County Council of Warwickshire, which was a very fair average county to take, and it was rather surprising to notice the different proportions of property there. The county of Warwick did not include Birmingham, but it included a large suburban district called Aston, and comprised 18 unions. The land was rated at £721,000, while the houses were rated at the present time at £1,000,036. If all the expenses of the Poor were put on the Imperial fund the rateable value of houses and tenements would be sufficient to pay all the other expenses on exactly the same basis as it did now. He certainly, in his paper, went further than that, and advocated freeing all tenements, including mills and manufactories, and simply going on a residential basis, as being the fairest. He would let farm buildings be free, and only rate the farm houses and dwelling houses, but if it were thought more fair to put the rates upon the premises and manufactories, then of course the rateable value would be much higher and the rates would be very much less. In conclusion he thanked the meeting for the kind attention which his paper had received. He was afraid

the subject was a somewhat dull one, and that his paper might have been in consequence rather uninteresting, but it had at all events elicited some valuable and courteous criticism.

The PRESIDENT said he was sorry to hear Mr. Beken say that there was any class of persons who thought that our farmers had better go abroad and grow wheat there. He (the President) would much rather give them some encouragement to remain at home. He was also sorry to hear Mr. Castle say that as the land had the burdens on it 30 or 40 years ago, therefore it ought to bear them now. What with steam and telegraphs, and all the changed means of transport and communication, the conditions of agriculture in England were entirely altered. He could not agree with Mr. Castle that any relief to the farmers would go into the landlords' pockets He thought that idea was entirely exploded. Mr. Castle forgot, perhaps, that in country villages and country districts the whole system of life was dependent upon agriculture. It went through every detail of rural life —the village blacksmith, the wheelwright, the small shopkeeper, the seedsmen, manure agents in the small towns, all were entirely dependent in country districts upon agriculture; and if agriculture ceased to exist (as he was afraid in a few years, unless things altered very materially, it must cease), what would become, not only of the farmers and labourers, but of all the other persons in those districts whose very existence was dependent upon agriculture?

It was, in his opinion, a very serious outlook, and he thought all ought to be very thankful to Colonel Raikes

for having even attempted a solution of the difficulty. Whether he had hit upon the best remedy he could not say; but anyone who put these things before the public and who gave his views as clearly and lucidly as Colonel Raikes had done, was entitled to the thanks of all interested in the land.

The vote of thanks having been put and carried unanimously, the meeting then adjourned.

Paper 216.}
No. 354.}

A SUGGESTION FOR AN IMPROVED METHOD OF DEALING WITH DISPUTES AS TO RIGHTS OF WAY.

By R. F. COLAM, Associate.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, February 3rd*, 1896.

DANIEL WATNEY (President), in the Chair.

In bringing this question before you to-night, I do not think I owe any apology on the ground of its unimportance or want of interest to this Society. Whether as members of the public or as professional men you must all at some time of your lives have felt the inconvenience which at present arises from the difficulty, expense, and trouble of deciding whether some road, bridleway, or path is a public way, or, in other words, a highway. As members of the public you must often have felt annoyed at finding some day, when out in the country for a stroll or on business bent, that a well-worn track across fields or through a wood was obstructed by a notice board or a gate. You have either acquiesced in the prohibition thus raised or, what is more likely, you have trespassed; with the result that, according to your nature, it has either added zest to your walk or has made you feel uncomfortable. Baron Martin (I think it was) used to

say that whenever he saw a notice that trespassers would be prosecuted he invariably trespassed as a protest against the illegality of the notice. However, in either case, you have probably taken no step to have it decided whether the way were public or not and whether the obstruction were lawful, regarding it as one of those troublesome and expensive matters with which it is better not to meddle. But you have also probably felt that it was very churlish of the landowner to shut up the way, as it could not hurt him to let the public use it as they had obviously done for years. On reflection, however, you will have seen that, as the law stands at present, he was bound to be churlish in self-defence or abandon the way altogether. For although no doubt the law requires that the owner should at some time have dedicated the way to the public before it becomes a highway, still that same law has an awkward knack of regarding the owner's connivance as evidence of his intention to dedicate. If there were some simple procedure by means of which it could be adjudged that the way was not public but only being used by the public of the owner's grace, and if there were also some way of putting that fact upon record, the owner would have no reason to fear the consequences of that user. I am convinced that in this manner many a beautiful and convenient way might be assured to the public which at present the owner feels bound to withdraw from them. And it will probably be in the knowledge of those I am addressing that of late years there has been an ever-increasing tendency upon the part of landowners to be very jealous of their rights. Nor do I think any one has a right to blame them. As I shall show later on, they are the creatures of circumstance and are in a very difficult position with

reference to these questions. It becomes, therefore, a matter of ever greater importance to consider if some method cannot be found of preventing this public loss and inconvenience. Of course the potent fact lying at the root of the matter is the impossibility of bargaining with the public or binding them to arrangements made on their behalf by an individual or a body of persons.

In your professional capacity, on the other hand, you must have had to consider whether it is safe to lay out and cut up a building estate regardless of an alleged public way running across it. If so you have probably found that the building owner must either go forward with his scheme, with the risk of having all his contracts upset and his preliminary expenses wasted, or must leave the land undeveloped, or perhaps compromise the matter by cutting up the estate to great disadvantage in order to leave the doubtful way undisturbed. There is practically no method in which he can get the matter settled finally and conclusively against the whole world, because the only form of proceeding by which the public will be bound is a criminal indictment found against the owner. He cannot compel anybody to indict him. He must wait for the solution of the question until he is indicted. If he induced any one to do so it would probably give rise to very unpleasant consequences. It is true he can put up fences and trust to people knocking them down. We have all of us read in the papers of this form of testing rights of way. For months sometimes the farce is carried on of putting up and knocking down fences, torchlight processions, and burning the landowner's effigy until the farce becomes a tragedy. Sometimes the landowner gets tired out and gives way; sometimes the

public give way. Only occasionally does anybody resort to an indictment, and then we hear of "*The great right of way case,*" an expression which carries with it a vision of enormous expenditure of time, trouble, and temper, to say nothing of money. What a condition of things to be sure! What would an intelligent foreigner say if he came to a quiet countryside and saw these absurd proceedings going on, and upon asking the reason for them was told, "Oh, that is the usual way in England of settling a right of way dispute." In the present state of the law what can the landlord do to bring the matter to an issue more speedily and less expensively?

It is true he can bring an action of trespass against the people who knock down the fences. That will mean a very expensive action, and even if he succeed he will probably get no costs, because the people who commit this kind of trespass are generally men of straw. But the verdict he obtains in this action will not bind the public. It would not be safe for him to rely upon it as evidence that there is no public right in the way. He might find that, after he had built a few houses over the way, some public body or individual dissatisfied with the verdict might take the matter up and indict him for a nuisance, and succeed in obtaining a verdict from another jury the other way round. Surely it is a matter of great importance to the public, to landowners, and to your profession to devise some means of dealing with these questions in a more simple and efficacious way.

There is a third point of view which makes this matter worthy of your attention. All the facts which I have rehearsed make people unwilling to take action even in the clearest cases of obstructing public ways. For

what is everybody's business is nobody's business, especially when trouble and expense attach to it. The result is that the public often acquiesce in the obstruction of public rights until the evidence in their favour dies away or becomes overshadowed by acts of ownership.

Now what is it in the present procedure which makes a right of way case so expensive and unsatisfactory that it is always spoken of as a thing to be dreaded—except by lawyers, who are in the habit of congratulating their friends when they hear they are engaged in such a trial? The answer is simple.

As I say, the common law of England has for centuries known of only one proceeding in which such public rights can be decided so as to be binding upon the public. All contracts, bargains, actions, injunctions, &c., only bind those who are parties to them. If the public are to be bound it can only be by bill of indictment found at the Assizes or Quarter Sessions. Now this is a criminal proceeding, and is governed by the law relating to criminal cases. It takes the form of a prosecution for a public nuisance, for which the defendant, if convicted, can be fined or imprisoned. In the first place, it seems a monstrous thing that a landowner should be driven to do some act which may make him liable to such a prosecution in order to be able to get a simple question like this settled. As a rule, in case of conviction, the fine and imprisonment are merely nominal unless there has been some aggravating circumstances in the conduct of the defendant. But it is possible, if the judge should think fit, for the defendant to be fined any sum that he can pay and be imprisoned for two years. It is not a pleasant thing to be prosecuted at all, and one does not like to be put

at the mercy of a judge when, if he should take a mistaken view of one's conduct, the consequences might be so serious. This is but a mere matter of sentiment compared to the real inconveniences of this antiquated, clumsy procedure. If the case is left at the Quarter Sessions, where the bill is usually found, it will come for trial before a common jury of the district, who will probably know something more or less accurate about the dispute, and may have a strong feeling one way or another. The defendant will not have any of the advantages which he would have at a civil trial. He cannot get any particulars of the acts of dedication relied upon by the prosecution, nor can he administer interrogatories or get discovery of what documents the prosecution have in their possession relating to the matter. When one considers the enormous area over which an inquiry of this sort may extend, running back for centuries by means of documents, and to the childhood of the oldest inhabitant by means of *viva voce* evidence, one will appreciate the immense practical consequence of this distinction between a criminal and civil trial. The theory is that the public cannot make admissions either by particulars or otherwise—the matter must be tried out fully before the jury—nor can the defendant be made to give any such information as would tend to limit the issue. Therefore, because one of the parties to the litigation happens to be the great British public, both parties have to grope and stumble about in the dark, preparing at great expense to knock down skittles which the other side never intend to set up. Every issue is at large, and there is nothing to prevent either side commencing to lead evidence dating from the time of the Conquest, or at any rate the beginning of legal memory, if he can put his

hand upon it. Hence these trials always last a long time and cost a great deal of money, and the defendant, even if he succeed, can recover no costs.

Now, besides the terrible waste of money which this absurd fighting in the dark entails, it also often jeopardises the just termination of the trial. I remember one instance in particular where we for the defence had prepared evidence to deal with every point upon which we conceived we could be attacked. The prosecution had refused to give us any idea of what their case was. At the trial we learned for the first time that they relied upon an express dedication alleged to have been made in the lifetime of my client's predecessor, of which we had never heard. We should have been wholly unable to meet and turn this attack if it had not accidentally transpired in cross-examination that this dedication had been a contingent one, and the contingency had never arisen. Surely the administration of justice should not depend upon such accidents as those.

In every branch of legal procedure except this, the tendency during this century has been to make it perfectly easy for each party to be able to find out what case he has to meet. In the administration of the criminal law, except where this purpose is served by the preliminary magisterial enquiry, we are still in the same backward condition of the early periods of our legal history.

Another injustice dependent upon the criminal character of this proceeding is that the defendant and his wife cannot give evidence. I have known this lead to great hardship. Evidence of user during a certain period having been given, we desired to call evidence of acts of ownership during the same years. The defendant and his wife were the only surviving or

available witnesses of those acts of ownership, the only other persons who could have testified to them being old servants and farm hands who were dead or had been lost sight of. The evidence would have been most valuable, for during the growth of a traffic which raises the presumption of dedication, one act of ownership is worth more than fifty acts of user. But the evidence could not be given because the witnesses to it were the defendant and his wife.

Furthermore there is no appeal in such a case, however erroneous or perverse the verdict may be. The chairman of quarter sessions may state a case if he please, but he cannot be compelled to do so. When one remembers that the points raised in right of way cases are occasionally very complicated, and depend upon difficult questions of law, it seems hard that there should be no means of reviewing the decision of a chairman of quarter sessions who may not even be a lawyer, and a common jury who may be deeply interested in the dispute.

To mitigate these evils, a defendant who can afford to take so expensive a course, generally moves for *certiorari* to bring the indictment up from quarter sessions for trial in the High Court of Justice before a judge and a special jury. His solicitor makes a formal affidavit that difficult questions of law are likely to arise, and that there is no chance of getting a fair trial in the locality. Every one at once recognises that the antiquated mode of trial by criminal indictment is so inappropriate that the order is generally made for its removal, without much debate. Then an appeal can be had in certain events, and a special jury can try the case. And, what is very important, so long as the trial is by a jury, the jurors can be sworn on the old system

and can be taken down to have a view of the *locus in quo* before the trial takes place. This proceeding secures as impartial a tribunal as it is possible to get under existing circumstances, and gives the jurors the best opportunity of understanding the case. But in spite of this mitigation the other incidents of a criminal trial remain, viz. the defendant and his wife cannot give evidence; there is no machinery to limit the issues, and, as a result, the case drags its weary length along and costs all the more because of being in the High Court. *Certiorari* is a luxury, therefore, which can only be indulged in by a defendant who has ample means to pay a long solicitor's bill. No wonder a right of way action is a thing to be dreaded, and recourse is had to the fabian tactics of erecting and knocking down fences and other devices to tire or disgust the opponent into submission.

Now all these difficulties I have described are not academical. Many of you may have experienced them. I have known them all arise in my practice. I will give but one illustration from an actual case. My client was a landowner who had kindly allowed some cottagers to use an ancient field-road across his land for the purpose of going backwards and forwards to the village. Their cottages were sold, the new owner built several more, and the traffic began to increase; but when tradesmen's carts began to run backwards and forwards from the village to the cottages, my client put up a gate and locked it. The gate was knocked down by a tradesman, and in an action for trespass brought by the owner against him we satisfied the Court that there was no public way across the land, but only an ancient field-road. Although my client got no costs of what had been an expensive action, he was well satisfied, because he

thought he had for ever saved his land from an intolerable burden; but two years afterwards the Highway Board were induced to hold an inquiry into the matter. We attended the inquiry and called a great number of witnesses, and satisfied the majority of the board that it was a private road, and they decided not to take action. The next year a popular agitation was raised upon the subject, and a majority was returned upon the new Highway Board pledged to prosecute my client for obstructing the alleged highway. Accordingly a bill of indictment was presented to and found by the grand jury at quarter sessions. We applied for and obtained a rule of *certiorari* to bring up the case for trial in the High Court before a judge and a special jury of Middlesex. The jury were sworn, and were taken down into the country to view the *locus in quo*. After a trial of seven days the jury disagreed, eleven being in favour of the defendant and one for the prosecution. The dissentient juror refused to give way and the judge discharged the jury. My client had therefore fought the question three times and was still without a conclusive finding in his favour. The Highway Board, however, said they were satisfied that it was a private way, and that they should not again vex the defendant. Although I do not suppose that anybody will ever venture to prosecute him again, he has no judgment which he could plead as an estoppel against anyone who sued him now. This litigation from first to last endured for nearly five years, and cost a very large sum of money. The real question at issue could, I have no doubt, have been tried in an action at law, in which pleadings, interrogatories, and discovery of documents could have been had, in half a day.

Surely there must be some remedy for this state of

things. Why should it not be possible to try and decide a dispute about a public right of way as easily and cheaply as any other dispute? It may be objected that nearly all the difficulties I have enumerated could be met by enacting that public rights such as these should be decided in an action at law to which the Attorney-General should be made a party, and that in that case the verdict and judgment should be binding upon all persons. This, no doubt, would mitigate a great many of the evils existing, but not all, and I am convinced that right of way cases could be tried much more simply and effectually than they can be by a judge or jury in the High Court. The public would never be satisfied with the judgment of a judge alone in such matters, and a jury are a very expensive and unwieldy body to take round the country for the purpose of viewing the *locus in quo*. Indeed, if twelve men can all be got to look at and take an interest in the way and the country adjacent thereto, instead of chatting and practically wasting the time (as I have observed them on these occasions), they cannot, even with the best intentions, take in and make a mental note of the important points which have a real bearing upon the case as a surveyor or lawyer would do. Surely a tribunal can be devised which, while having a guarantee of impartiality and ability, will be wieldy enough to move about without much expense to view and take evidence in the locality. These considerations are important, because an immense amount of money can be saved by taking evidence on the spot instead of having a large number of witnesses hanging about in London or the assize town for a week or a fortnight. In selecting such a tribunal we must bear in mind these points, and at the same time take care that it shall

inspire confidence in both landowners and the public, between whom there may arise some bitterness, although we prevent it going to the length of torchlight processions and burning of effigies. At the same time the tribunal must be composed of men who know the law relating to highways, and also know something of the history of agriculture, wastes of manor, and so forth. I do not know of any existing court that would satisfy all these demands. No doubt the nearest approach thereto would be the official referees. But I do not think that the public would be satisfied with a one-man court. I am doubtful whether it would be wise to have a permanent court at all, but rather adopt the system of trial by three commissioners appointed to try each case, or, what I think is better still, to follow the practice in arbitrations. Of course the advantage of the appointment of a permanent court is that you thereby secure better men, who may be chosen for their special aptitude for the work, and who would become more skilled in the performance of it than they would be if they only tried one case in the course of their lives. But I am afraid the system would become too expensive, as the cases would hardly come forward with sufficient regularity after a time to keep the court employed. Moreover it is doubtful if the public would feel confidence in such a tribunal unless they had some voice in the choice of it. That consideration leads me to the idea that the simplest and best way out of the difficulty is an arbitration. The landowner might appoint one surveyor as arbitrator. The representative of the public might appoint another. The two arbitrators thus appointed could appoint as a third a lawyer known to possess a knowledge of the subject, who should be chosen by them from a list of men authorised by the Lord Chancellor to act in that

capacity, The lawyer so chosen should act as president of the court and decide all questions of evidence and procedure, but only have an equal voice with the other two in the ultimate decision. It seems to me that such a tribunal would answer all the requirements, and as it would be practically appointed by the parties themselves they could not fail to have confidence in it. The fact that two of them might be local men would not be a danger, for the influence, if any, which could be brought to bear upon the one surveyor would be counteracted by that which might be supposed to affect the one chosen by the other side. The third would probably be a barrister, and a total stranger to all concerned. I think it desirable that there should be three, so that the decision of the majority might avail rather than the proceedings become abortive.

Such a tribunal, having a view of the locality, with a representative of each side to indicate on the spot the points relied upon, could take in half the case at once. And I have no doubt that the issues could then be reduced to a minimum by the court making an order that the public should deliver to the owner particulars of the acts of dedication or user upon which they rely, and the owner should deliver to the public particulars of acts of ownership upon which he relies. The arbitrators could also intimate the points upon which they required information themselves. If, besides this, an absolute discretion were given to the court over the question of costs, with power to visit upon either side, even if successful, the costs of unnecessary evidence or vexatious proceedings, I think the expense and duration of these trials might be brought within a very reasonable limit. Moreover, I do not think it would be unwise to give the tribunal the power of ordering, if they are of opinion

that the dispute has been reasonably raised and prosecuted, and that it was for the benefit of the public that it should be decided, that the costs of both sides should be paid out of the funds applicable to the maintenance of highways.

It may be suggested that this system of arbitration would not advance matters beyond the present state of the law. It may be asked, "Cannot you arbitrate now?" Of course you can, but at present such an arbitration, even if conducted by the highway authority for the time being, would not be binding upon the public. What I want to do is to bind the public by a simple trial before such a tribunal as I have described. To do so some machinery must, of course, be adopted for bringing a responsible representative of the public before the court, and precautions be taken that the trial shall not be collusive, but conducted in the best interests of the public. I think no more suitable official could be found to represent the public than the clerk to the highway authority in each district. If a landowner wished to secure the decision of the tribunal it should be incumbent upon him to post a notice to that effect at each end of the disputed way. Within a certain period afterwards he should serve a notice upon the clerk of the highway authority to appoint his surveyor arbitrator, at the same time naming his own. As soon as the two are appointed they should select the third, and upon failure to agree the selection should be made by some high official to be decided on. If the clerk of the highway authority refuse to appoint a surveyor or refuse to dispute the right of way, I think it would be well that the landowner should still be able to go on and obtain a judgment of the court. But I do not think there should be judgment entered against the public by

default. If, on the other hand, the owner should refuse to take action, but still obstruct the way, it should be competent for the clerk of the highway authority to serve upon the owner the notice to appoint an arbitrator. If the owner then refuse or neglect to appoint for a specified time he should, upon proof that he has had due notice, be debarred from subsequently disputing the public character of the way. I think that there should be some machinery for compelling the clerk of the board to take action, if he or his board should not do so, such as a resolution passed by a two-thirds majority at a public meeting of ratepayers.

As soon as the tribunal is duly appointed in the manner suggested, and a date fixed for the hearing of the case, a notice should be posted at each end of the disputed way informing the public of the time and place of the hearing, and that all persons attending the hearing will be heard in person. But I think no advocate should be heard except the one who should be appointed by the clerk on one side and the owner on the other. The importance of posting the notices at the ends of the way is that the limits and exact locality of the way are thereby fixed graphically on the minds of the public. There would be no harm in further providing that the result of the inquiry should be similarly posted and remain posted for a given period, and at the same time it might be enrolled or registered in a similar way to that adopted at present in the case of stopping up or diverting highways. By these means I think the public would be really more amply protected than they are at present by the antiquated rule that wherever a public right is in question it can only be decided by a criminal indictment. If all the precautions I have described were taken it would be no hardship to enact that a decision

so arrived at should be binding alike upon the landowner and the public—subject of course to any points of law upon which there should be an appeal to the Court of Appeal direct. If, as I firmly believe, it were found that this mode of trial worked well and economically, I think a great number of cases would be decided where there is now nothing but doubt, and for the reasons I have already given I cannot help thinking that this would be a great boon to both the landowners and the public.

It would be well to consider also whether disputes as to stopping up or diverting existing highways could not be similarly tried. At present, where a scheme to close or divert an existing highway is opposed, the dispute has to be tried before a jury at quarter sessions. Now the only questions that are to be tried are whether the old way has ceased to be necessary or not, and in the case of a diversion whether the new way is nearer or more commodious than the old way. Surely a tribunal composed of two surveyors and a lawyer appointed in the manner I have suggested, by the promoters of the scheme and the clerk to the Highway Board as representing the public, would be a much more commodious and convenient and just tribunal for the trial of such questions. The three arbitrators could walk over the ground, take measurements for themselves, take note of the position of the villages or houses adjacent, and arrive at a much juster and more intelligent result than a common jury, who are likely to decide the case upon some paltry ground or other. As a matter of fact, wherever there is opposition, the chances are that the scheme, regardless of its merits, will fail to obtain the sanction of a sessions jury, so great is the prejudice existing in the minds of the people against interfering with existing highways. It may be that the gradients of the new way will save the public purse in repairs and remove a

danger; still, if anyone can be got to swear that he and his father have used it and found no inconvenience, whereas the new way will not be half as nice, the jury are sure to feel that it would be wrong to deprive him of what has been his public right so long. It is a strange but potent characteristic of the sessions jury, this deep-lying conservative feeling in all matters touching their affections, privileges, or public rights. Sometimes jurors are suspicious and think that the diversion is being made to benefit the pocket of the man upon whose land the new way is to be constructed, or into whose land the old way is to be thrown. And even though the public will benefit by the change, the suspicion that the great man of the district is doing it for his own ends is sufficient to thwart the scheme. Of course the arbitrators would not be subject to these prejudices and suspicions, and if they were appointed by both parties, as I have suggested, neither side could dispute their impartiality.

The change I have advocated could be brought about by a very simple Act of Parliament, for as regards details of procedure the Arbitration Act could in the main be incorporated. I do not expect to get support for my suggestion from lawyers. Although one myself, I know that all such useful reforms as I am advocating must be pushed forward by the public. Nor is this surprising when one considers how our legal system is built upon precedent, and that a well-trained lawyer is wedded to authority. To such a man it sounds like sacrilege to talk of abolishing trial by grand jury and indictment in such cases as these. But from those of you who are not so trammelled, I am sure I shall have had a patient hearing, and I hope you will now favour me with a liberal criticism of my scheme, to have provoked which, if I have done no other good, will be a sufficient reward for writing this paper.

Mr. G. M. Freeman, Q.C. (Associate) said it was his pleasing duty to move a cordial and well-deserved vote of thanks to the author of the paper, which must have involved a considerable expenditure of labour in its preparation, and dealt ably with a subject eminently suitable for discussion at a meeting of The Surveyors' Institution.

He must own that his professional feelings were a little touched by the remark of the author that he did not expect support for his suggestion from lawyers. The author evidently regarded lawyers as incapable of receiving new ideas or of appreciating such remedies as he had proposed.

It was rather startling to hear that Mr. Colam did not expect to get support from those who had spent their lives in considering the subject. It was as if a surveyor, when proposing some amendment of, say, Ryde's scale did so without hoping for the approval of his brother surveyors.

He must confess to being a little surprised at finding that at the present time such an unhappy state of affairs was prevalent as that which the author described. He was not aware, either as one of the public, or in any other capacity, that such difficulties as Mr. Colam had described now complicated the question of dealing with rights of way.

As far as the public were concerned, he believed the interposition of a prohibitory right of way board rather added to than detracted from the pleasure of a country walk. But what the Meeting had to consider was not so much the existence of undoubted grievances, as the remedies which Mr. Colam had suggested. There was certainly the difficulty, lying at the root of the whole matter, that while the rights of proprietors were on the

one side definite, the vague rights of the public, on the other side, could not be limited to any one particular class or set of persons.

It had, up to the present time, been found impossible to bind the public in any way under the present procedure and by the machinery described as being applicable to private actions. There were no means of fixing responsibility or of interrogating and cross-questioning the public, and there was no way of binding them when it was done.

But, apart from the particular cases which the author of the paper alluded to, had there been any great inconvenience in the method of indictment before Quarter Sessions with the remedy (seldom adopted) of taking the matter up to London by *certiorari*? Did the author of the paper mean to say that a man felt his whole moral character touched because he had been indicted for infringing a right of way ?

He seemed to have been very fortunate in lighting on a right of way case that went on for five years, and yet, speaking as a lawyer, he actually asked for sympathy for having fought that case for five years. He thought that must be an exceedingly exceptional experience. As far as his experience went, these things were got over readily by people with a knowledge of the subject dealt with.

He was not at all sure that he agreed with the author that it was a terrible thing that when an owner put up a fence the aggrieved public so often knocked it down. He was not sure that it was not in many cases a course which gave both parties time to think the matter over, and, even if the alleged oppressor were sometimes burned in effigy, he did not know that much harm was done. He remembered, for instance, a recent boundary case in South

America where such a diversion had even seemed to soothe the tempers of the contending parties.

The remedy which Mr. Colam suggested was arbitration, and to the present meeting the suggested composition of the tribunal would commend itself, but he was not so sure that the British public would be satisfied with the decisions of the arbitrators on each side. It was very well to suggest that the Clerk of the Highway Board should act, but was it to be imagined that people with a burning desire to trample across an estate would be content to go to the Highway Board and ask for the appointment of a surveyor? He was not at all sure that such a tribunal would command the confidence of the public. How could the award of the umpire be enforced, if it went against the public? He knew it was suggested that an Act of Parliament should give finality to the decision, but he should like to learn how it was possible to bind the British public to accept the nomination by a Highway Board of a surveyor to settle the matter.

The author's proposal was a new one, and it was not suggested that there was any precedent for it. He thought a very much stronger case must be made out before the public would be convinced that such a tribunal would be efficient for the purpose. Why should not the parties at variance represent to two professional men that there was, for instance, an alleged right of way being interfered with, and ask them to investigate the matter and make an order, which, if wrong, could be appealed against at Quarter Sessions. He thought that would be a perfectly satisfactory tribunal. If it were so desirable to have a public inquiry at which everybody could be present, then he would suggest adopting the same procedure and rules as in all cases of dispute

between private owners and public bodies, viz: applying to the Local Government Board, so that everybody could be represented. Let a report be made to the Board, and let the matter be brought forward in that form. In either of those ways it was possible to get judicial sanction, which could not be obtained by arbitration proceedings, and if it was thought that the author had succeeded in making out that the present system did not work satisfactorily, he would respectfully suggest that either of those two courses would meet the difficulty and would command a far greater amount of confidence and respect on the part of the public than the tribunal which Mr. Colam now for the first time proposed to set up.

Mr. J. R. Adams (Visitor) said he had very great pleasure in seconding the vote of thanks proposed by Mr. Freeman, with whom he felt very much inclined to agree in his criticism of the paper. It struck him that the difficulty was not so much in constituting the tribunal as in making an end of the dispute, whatever the tribunal might be. The great point, and to his mind almost the only point, was that under present circumstances there was practically no need to do much, at any rate so far as the public was concerned. In Scotland, where such matters had often to be dealt with, he found that there was a form of action called an "Action of Declaratur." What it meant was that in a case such as those Mr. Colam had dealt with the landowner would, in Scotland, go to the Court of Session and ask for a declaration that such and such alleged right of way should be stopped, and on the other hand the representative of the public would ask that the interference with

the right of way on the part of the landowner should also be stopped. That seemed a reasonable way of dealing with such a state of things. A case occurred some years ago, which was known as the "Glentilt Case," where the Duke of Atholl stopped the way through Glentilt. That case was fought out. He did not know if it lasted for as many years as Mr. Colam's case, but at any rate it took a long time. Such cases occurred in Scotland from time to time and were satisfactorily settled, and it seemed to him that if there were some such form of action before our English courts it would meet all that was wanted with reference to the difficulty which Mr. Colam had pointed out.

But he would suggest that the real evil existed not so much with regard to the tribunal which dealt with these matters, as in the facility given to the so-called "public" to claim these rights. That seemed to him the great evil of our law, and a matter which he thought might receive a considerable amount of attention from professional men interested in the land question. These rights of way were too easily started and claimed. If there was a footpath across a field people naturally walked down that path, and the more they did so the more likely was there to be a claim of right of way at some future time. It seemed to him that what was wanted was, that our law should not recognise that kind of thing so readily as at present; in fact that the boot should be put on the other leg, and, instead of assuming that a path, in itself, implied a public right of way, that it should be put on the public to prove that right of way. The mere fact that it was used for the public should not be held to be conclusive against the landowner. In the same way in light and air cases, if for a certain time a man allowed a window to be opened

over his land, he was debarred from blocking the window up.

It seemed to him an entirely wrong way of dealing with these matters. In France a man might build as he liked on his own property, and no length of time would give him a right over his neighbour's property. It seemed hard that because a man did not set up active opposition to the use of his property for the benefit of his neighbours, he should be precluded at some future time, when he wanted to use the property in some particular way, from doing so, because he had allowed such and such rights to be exercised in respect of it. He wished chiefly to call attention to the Scotch system of an "Action of Declaratur," which on the one hand would preclude a landowner from stopping up a right of way held in law to exist, and on the other hand would prevent the public, or those busy people who called themselves the public, from setting up, to the injury of the landowner, rights which really did not exist.

Mr. J. W. Willis Bund (Associate) said he took much the same view as the previous speaker, namely, that Mr. Colam, although entitled to very great credit for the paper, had rather set up a theory for the purpose of knocking it down again, for he did not think that the grievance which he complained of so much really existed. It was his fortune, or otherwise, to be a pretty regular attendant at Quarter Sessions, and to have to try a good many cases there. Perhaps being familiar with them and having to try them was the reason why he did not himself see how a more satisfactory tribunal could be found than that at present existing. He was quite aware that there were imperfections at the present time in the

way in which the criminal law was administered, and it might be that a person did not care to be a defendant to criminal proceedings, but on the whole he thought that the present system of trying an indictment for obstructing a right of way was as satisfactory as any mode of dealing with it, and he had not yet met with those very great difficulties alluded to by Mr. Colam, who had certainly shown the courage of the reformer in advocating large and sweeping changes. One reform had been suggested to which as a ratepayer he should object strongly, namely, that money raised for the repair of highways was to go towards the costs of litigation.

He could imagine, as a lawyer, that it would be very desirable that some public fund should be established out of which counsel should be paid; but he did not think, from his experience of ratepayers, that they would look on it in quite the same light. That proposal he thought would alone suffice to condemn the scheme. If Mr. Colam had known as much of clerks of different highway authorities as he (Mr. Willis Bund) did, he felt sure he would never have proposed that the clerk of a highway authority would be a competent person to represent the public, especially with the provision that the clerk of the highway authority, who was generally a solicitor, would also take his costs out of the rates. It would be a little too bad to make an unfortunate landowner, who was probably the largest ratepayer in the parish, contribute to the support of a clerk of the highway in order to set up litigation against himself. Rates had been applied to various purposes, but (without using an offensive term) he had not heard of so socialistic a proposal as this. He held that when people went to law they should pay for it themselves.

He was much struck with the case which Mr. Colam

said lasted five years, and in which he was engaged, but he thought he rather spoiled his argument when he said it arose from a civil action for trespass, where he could have his particulars and interrogatories and everything he wanted. Yet, even in that case, where all those advantages existed as they would not do in an ordinary case, the enquiry was spun out for five years. Then it was said again that it was so convenient for a rich man to have an indictment removed from Quarter Sessions to the High Court by *certiorari* and there tried by special jury. It would often be more convenient to have such a case tried in London than in the country, but if persons would go in for these luxuries they must pay for them, and it was of course much more costly than if it were tried in the country.

He did not quite think that sessions juries, however much Mr. Colam might despise them, were incompetent to say aye or nay as to whether a road was obstructed; and that was usually the main question left to them to try. It was not a question so much of right as a question of whether the obstruction was justified or not, and he thought that issue was well within the competence of a sessions jury to decide. As a rule, a session s jury was not so unintelligent as had been sometimes represented. If they went wrong it was usually more the fault of the court in mis-directing or over-directing them than the fault of the jury themselves.

It had been suggested that a new tribunal should be substituted for a jury; but there seemed to him to be some difficulty about the matter. Mr. Colam said it should consist of three persons. If the ordinary rule was to prevail, that if the two arbitrators differed the umpire was to decide, it would be a one-man court, just as much as if the matter were submitted to an official referee.

He quite agreed with Mr. Colam that neither an official referee nor a one-man court could well try a case of this kind. He thought it possible that before the official referee the inquiry would possibly last even longer than the case to which Mr. Colam had referred.

On the whole it seemed to him a great mistake to change the tribunal. If there were difficulties in the way of litigation, those very difficulties had the great advantage that they at least made people think twice before they went to the expense of taking proceedings. Nothing would be more calculated to upset good neighbourly and friendly feeling in the country than cheap law, which people could rush into while their passions were hot, and before they had an opportunity to pause and consider.

Another point to which Mr. Colam had not adverted made him wish to keep to the present system. There had sprung up lately an authority within our parishes one of whose duties was to look after footpaths. Fortunately, they could not do much, but they had the desire to be litigious. If such local bodies had the opportunity of rushing into law at once and cheaply, right of way cases would arise in every parish in the country. That would be a great misfortune both to the general public and to those of the other section of the public who paid the rates.

Objection was taken by Mr. Colam to one feature of the present system (but he thought the rule a desirable one) by which in all cases of highway disputes the court had no power to award costs. If people now went to law they knew that whatever happened they must pay their own costs, and he was sure that such a rule in the country prevented a good deal of litigation; for the popular idea of going to law was to make the other side pay. But in a highway case litigants knew they stood

to lose a certain amount of money, and that put a decided check on much needless litigation.

Before any change was made a much stronger case must be made out to show that the change was required or would be advantageous. For himself he must candidly say that he could not see any great advantage likely to result from the adoption of the system which Mr. Colam proposed.

Mr. A. Vernon (Fellow) said that while he agreed fully with the views of the legal gentleman who had just spoken, he was, as a surveyor, glad to find attention called, from a new point of view, to a very familiar subject.

He entirely agreed with the view of Mr. Willis Bund that the proposal would add another to the many difficulties of litigation. As England became more populous, and the suburbs of towns more densely inhabited and more inclined to invade what were until lately rural residential properties, there was everywhere a disposition to create new rights of way, and he was sure that his experience would be confirmed by that of many land agents, that one of their most difficult duties was, not the safeguarding of rights of way which existed but, the preventing of new rights of way being created. To the elements of difficulty which naturally existed had been added the Parish Councils, with their ambitious views with regard to old and new rights of way.

In the present day landowners had to deal very gently with popular demands, and it was necessary for land agents not only to safeguard their employers' interest, but also to avoid provoking popular resistance.

He thought the suggestions of the author were decidedly good; but what was most desirable was to

nip disputes in the bud before they came to arbitration, or involved legal proceedings. He thought that the old parish maps, with the footpaths indicated on them, saved a good deal of trouble, and he wished the Ordnance Survey officials could see their way to mark recognised footpaths on their plans. They showed all the natural features of the country, and at present marked occupation roads or farmers' footpaths, or tracks, very much as if they were public ways. But the old maps clearly indicated those paths which were public ways, and if maps could be arranged to show them as now existing, he thought it would often tend to settle questions of disputed footpaths.

It seemed to him there would be danger to all interests, and especially to the interests of the landowner, if greater facilities for cheap litigation were given. It was quite difficult enough now to resist encroachments in the shape of footpaths and roads and claims of private rights of way on public highways, without holding out fresh inducements to irresponsible litigants.

Mr. W. H. Warner (Fellow) said he quite agreed with the last speaker that prevention in such cases as those under discussion was far better than cure. Everybody familiar with the subject knew of instances where footpaths had been established at great inconvenience to the owner. He certainly agreed with the remark of a previous speaker, that one of the chief effects of footpaths was the depreciation of landowners' properties. There were numberless instances that might be cited in proof of that contention.

He had, a little while since, gone over the Danbury Palace estate, in which beautiful park nobody was more pleased to see the people enjoying themselves than

the owner, the Bishop of St Albans. He was struck with the number of tracks in every direction. He asked if they were public paths, and was told that it was doubtful whether they were or were not, but the public used them a great deal. One of these tracks was close by the side of the road. The road was the proper place to walk on, but the people had made a hole in the fence at one end in order to walk along the park itself by the side of the hedge. These tracks had been in existence for many years, but he was told that the bishop did not like to interfere with the people's enjoyment of his park. He agreed with Mr. Vernon that it was doubtful whether there would be any great benefit conferred on anybody by altering the present method of procedure. Many people would almost feel aggrieved if they were deprived of the opportunity of disputing public rights of way. To some people he believed it was one of the pleasures of life.

He quite agreed with Mr. Vernon that the best way of dealing with questions of rights of way was to try and prevent their arising, and that everyone who had to deal with estates should take special care to prevent the establishment of those rights, many of which simply arose in the first instance from, say, a labourer going to his work, or a farmer taking a short cut to church. Many of the paths which were most objectionable were, he believed, old church paths, and could easily have been done away with in past times if trouble had been taken to prevent their becoming recognised and permanent.

Mr. Colam, in reply, said he thought he might at least congratulate himself that his paper had elicited

criticism; which, indeed, was his object in writing it. He thought some of the points which he had endeavoured to make had been scarcely appreciated; for instance, with reference to the particular action which he had referred to as lasting five years. The fact had been overlooked that it was not one action which had taken all that time to settle, but that it was three different sets or forms of action with which the unfortunate landowner was worried for a period of five years.

It was argued by Mr. Bund that the fact that the indictment mentioned lasted so long after the action for trespass had been fought showed that interrogatories, discoveries, and particulars were of no service. The answer was, of course, that the case made by particulars, &c., in the first action for trespass was not binding in the subsequent indictment, and the prosecution were allowed to and did set up a totally different case to that which was made in the course of the civil action. This was, he thought, a confirmation of the case he made instead of an argument against it.

Some previous speakers had said that these disputes did not exist in any number, and he had himself pointed out in the paper that these cases did not often come to trial. He did not complain of the disputes which came to trial, but of the number which were left *in nubibus*. They were worrying to all parties and the landowner was kept constantly on the *qui vive* in respect to disputes which were never brought to a settlement under the existing system.

He had endeavoured to show that, under the existing system, real rights of way were being lost sight of among the complex forms necessary for settling these disputes,

and the chance of ever proving them was becoming yearly more and more remote.

He had said in his paper that he did not expect support from lawyers because they were so wedded to precedent as to be opposed to any change not foreshadowed or already laid down in the text books. The discussion had, he thought, shown that this respect for precedent was the real bar to any change for the better, but still he hoped that some members present would see in his paper the germ of a workable suggestion for redressing existing grievances.

It was asked by Mr. Freeman how it was possible to interrogate the British public. But he thought that a rather impracticable way of dealing with his proposals. He suggested that some representative of the public should be appointed for the purpose, for many such disputes were now left unsettled simply because there was no representative of the public whom one could bind and interrogate, and who could put the case in such a shape that it could be dealt with. In the case of a Highway Board, the clerk, who would be the nominal litigant, would be controlled by the Board, or the public authority in charge of the highway for the district, and they and not the clerk would be urged by their own knowledge of the case, or by the representation of a two-thirds majority of the ratepayers, to take action in the matter. The conventional answer would, he supposed, be: "Where is your precedent?"

He was sorry to find himself at issue with Mr. Freeman, but all he could say was that in such disputes it was a common thing for a *certiorari* to be asked for. It was granted because its convenience was appreciated by everybody; counsel, solicitors, judges, and all recognised that it would be a monstrous thing not to have a *certiorari*,

inasmuch as a Quarter Sessions jury would be incompetent to try such a case. It was asked by Mr. Freeman "why were they not capable of trying it?" and Mr. Willis Bund said that all the jury had to try, was aye or nay—was there an obstruction to the way. But was that all they had to try.? It was true that one of the things they had to find was whether there was any obstruction or not, but that was generally admitted on both sides. That was not the real question they had to try. The question was whether there had been at some time a dedication made of that way, and that was a difficult question which he maintained a Quarter Sessions jury or a chairman of Quarter Sessions were totally incapable of trying, and they were indeed wholly improper persons to try it. That was his point, and he could only think that some previous speakers had not seriously considered the question.

It was suggested that the procedure adopted in Scotland might be adaptable to our cases. He understood from Mr. Adams that the action there was more or less of a civil character. That was what it should be here, but that was exactly what it was not now, and unless some reform were suggested and carried out we never should have it in England, but should still flounder along as at present.

In the case of public charities the Attorney-General represented the public, and was made a party, and that fact was supposed to be a sufficient protection to the public.

Even supposing that his critics would not go the whole length with him as to arbitration, surely they would agree that some reform was necessary such as was suggested by Mr. Adams, namely, an action of Declaratur. It would be found that this was what he

suggested—a civil action with all the advantages of a civil trial which might be taken to the High Court without all the inconvenience of a sessions trial, or trial by criminal indictment. It would effect very much the same object. So far as that criticism was concerned it seemed to him it was in fact an unqualified support of the arguments of his paper.

Another suggestion had been made, namely, that a good deal of difficulty might be avoided by having on Ordnance maps definite indications of established rights of way. That would no doubt get over many difficulties in the case of landowners and their agents, but unfortunately such maps were not evidence. However valuable a map might be, it could not be put in as evidence.

It had been objected that if his suggestions were carried out facilities would be given for litigation on these matters, but he had tried to point out that at the present time the public had the utmost facilities for prosecuting, while the person attacked had no such facilities afforded him of defending himself. A landowner might be indicted any day, but his mouth was sealed, and he could do nothing to ascertain what case was to be made against him. A bill of indictment could be by grand jury on an *ex parte* statement of the case without anyone appearing on behalf of the landowner. While such facilities were given to the public, an owner when attacked had no opportunity of returning the attack. It seemed to him that if some such suggestion as he had made were adopted it would, instead of adding facilities for frivolous litigation, prevent litigation in the long run, for those enthusiasts who raked up such disputes and forced them on landowners would know well that at the outset of the case they must state, as they

had not to do at present, the case they proposed to make. If they knew they had to deal with such a difficulty at the very outset, it would, he thought, stop many from entering upon these disputes.

The vote of thanks having been put and carried unanimously, the meeting then adjourned.

Paper 217.
No. 355.

THE CONDITIONS OF BUILDING CONTRACTS.

By A. A. HUDSON, Associate.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, February 17th*, 1896.

DANIEL WATNEY (President) in the Chair.

In discussing the subject of building contracts I must ask some indulgence, first, because it is such a wide subject and I naturally must generalise, and secondly, because I so constantly come into contact with the disputes arising out of building and engineering contracts that I regard rather the faults than the good qualities of those who give rise to disputes, whether they be builders or architects, contractors or engineers. When I speak, therefore, of the unreasonableness of architects or the scamping of builders, it must not be supposed that I speak in those terms as the rule. On the contrary, I cannot think too highly of the members of my old profession, and I have learnt to regard builders from a point of view I never did when I was an architect. I believe, speaking generally, they have but one desire, viz. to do honest work and be paid fairly for it.

But as the strength of a building is its weakest point, so in dealing with the terms of building contracts the weak points of architects and builders must be considered if we are to discuss the subject with any idea of improving the relations of the parties to building contracts and prevent disputes.

There are few contracts which require such care in drafting as building contracts, and in order to understand why this is so it is necessary to point out some of the distinctions between building and other contracts.

In most contracts the contracting parties know themselves what they are contracting about, but in building contracts, unless the employer is a man possessed of special knowledge about building or architecture, he only knows in the most general way what he is contracting for. He could not properly understand the specification if he read it or the plans if he saw them. He may know that the accommodation is what he requires and the design one he thinks will be acceptable to him when finished, and he may understand in simple works the kind of materials which are proposed to be used, but generally speaking there his appreciation of what he will have to pay for ends; and he must be dependent on some one to assist and guide him, and to represent his interests in the contract which is to be entered into.

The person who fills that position is the architect, engineer, or surveyor.

The first condition to be considered is the one which fixes the standard of excellence required for the work. The work may be described to be of the best, or it may be described to be to the satisfaction of the employer, or to the satisfaction of the architect or surveyor, or both, or it may be described, as most frequently happens, to be of the best as well as to the satisfaction of the architect or surveyor. By surveyor I am not referring to the surveyor in his capacity of quantity surveyor.

Now the first description, viz. of work to be done in the best manner, is not desirable from an employer's point of view, because best is such an uncertain term,

that standing alone a contract on those lines would open the door to endless disputes.

The second description is almost equally objectionable, because if work has to be done to the approval of the employer, such approval must be reasonable, for no one can be judge in his own cause unless the parties agree to such a condition in express terms. There may in this case therefore also be numerous disputes as to what is reasonable.

It therefore becomes necessary, in order to avoid disputes as to what is best under the first description or what ought to be approved in the second description, to find a course which will avoid such disputes; and a way has been found out of the difficulty by providing that the work shall be done to the satisfaction of a third person—the architect, engineer, or surveyor.

And the difficulty is overcome because in such cases the approval or disapproval of an architect, engineer, or surveyor, although he is naturally interested and biassed in favour of his employer due to his position, has been held to be final in the absence of fraud or dishonesty, or some disqualification not known to the builder, or not naturally incident to his position as agent to his employer.

The effect of a condition of this kind is that the standard of excellence is the mind of the architect, engineer, or surveyor, and it does not affect that standard even if other descriptions are added, such as best or second best. The only object of inserting what may in some cases be (dependent on the standard of excellence of the architect) two inconsistent provisions in the same contract, is that in case anything should happen to prevent the architect approving, then the other description of best or second best, for instance, would be the

only standard left upon which to determine whether the work was according to contract or not.

As an instance of this, suppose the employer refused to proceed with the contract, then the architect would have no further power to bind the builder by his decisions as to quality. The reason for this is that architects' powers arise under the contract, and if that is entirely at an end, he cannot have any powers under a contract which has ceased to exist, or, in other words, which has ceased to be the means for regulating the relations between the parties.

Another instance may be given by supposing a case where the architect or engineer never exercised his judgment at all. Though this kind of contract is highly satisfactory to an employer or building owner, the builder is not of the same opinion—if I may take the Master Builders' Association as representing the opinion of builders generally. They agree to the architect being final in certain matters, but there appears to be a limit, and perhaps a just limit, to such confidence in the architect of the building owner as expressed by those conditions. They do not agree to do work to the satisfaction of the architect, but they agree to do it to his reasonable satisfaction ; nor do they agree that if they do not satisfy the architect they are not to be paid at all, or that the employer may take possession of the works and turn the builder out if he does not satisfy the architect, nor that the architect shall have power to alter the work or reject the materials at the builder's expense. In those matters he says "no," in case of dispute I must be allowed to refer to arbitration. Arbitrations, no doubt, are disliked by employers, but when matters are looked at fairly it cannot be said that the builder is unreasonable in not placing himself hand and foot in the power of a person

whose natural interests are to decide in favour of his employer.

This question is the basis of all building and engineering contracts, and each contract must be dependent on the person to be employed as architect or engineer, and the kind of person or corporate body who is in the position of employer.

To this day contractors for large railway and other works enter into contracts for immense sums, leaving themselves entirely in the hands of the engineer, whereas in works involving the expenditure of a few hundreds a builder will not sign a contract without an arbitration clause.

The reason of this appears to be that contractors know that engineers for companies with large funds have absolute control of the money spent, and that the employers pay without demur whatever they certify for, and further than this, the engineers in such a position do not feel that they are bound down to the strict letter of the contract, but are able to act in a fair spirit between their employers and the contractor.

In small works, however, where the client has limited means, extras are closely scrutinised by him. He not only questions the amount of extras, but the authority of the architect to order them, and the architect who acts for such a client cannot but feel in a difficult position, a position in which I am sure he in many cases would rather not occupy.

The builder therefore in such a case confers a benefit on the architect, if not on the employer, by refusing to contract without an arbitration clause.

Then there is another kind of contract, the contract with corporations and public bodies. The employers in these cases are controlled to a great extent by a body of

ratepayers, many of them watching the works eagerly for opportunity to distinguish themselves by finding some fault in the work, or by discovering some payment which ought not to be made. Neither the builder therefore nor the engineer is in an enviable position, and the engineer often dares not do as he thinks right for fear of dismissal.

The next important distinction between building and other contracts is that the work to be done is done on the property of the employer, becomes attached to the soil, and thus belongs to the owner of the soil, whoever he may be.

The effect of this is, that while in the supply of goods they may be returned, if not according to sample or up to the quantity contracted for (except in certain cases to which it is not necessary here to refer), in the case of work attached to the soil it cannot be returned.

Important conditions therefore become necessary in building engineering contracts to provide what is to happen if work is not according to the specification or not to approval.

These conditions generally consist of a power in the architect or the employer (subject in some cases to reference to the arbitrator) to call upon the builder to re-execute the defective work, and a further power in the event of failure to comply with such requisition for the architect to employ other persons to do the particular part of the work which is said to be defective, or sometimes a still greater power is given to the employer of taking the whole work out of the contractor's hands.

Now it must be seen that this is one of the many causes of difference in the settlement of the conditions of building contracts, and the question arises: Is the builder justified in placing himself wholly into the hands

of a person whom everyone must expect to be interested in favour of his employer, or are the powers before described to be exercised reasonably and be subject to appeal to some other tribunal if not so exercised, and on the other hand is the employer justified in signing a contract in which there may be a dispute about every item, and there may be thousands, giving rise to endless litigation or arbitration?

The answer to these questions is difficult. As far as I have been able to judge, I think that both builder and employer would be far better to leave themselves entirely in the hands of an architect, engineer, or surveyor whom both parties can rely upon as possessing sufficient force of character to see that right is done without fear or favour. But such a contract could not be one of general application, for it would be a contract entirely dependent on the particular character of an individual.

The position of architects, engineers, and surveyors under building and engineering contracts in which their decisions are final is an extraordinary one, and one in which only those possessed of the highest attributes for fairness and impartiality can properly occupy. Fortunately those attributes are widespread and their absence is an exception.

Under such contracts the architect or engineer is more absolute and has more power over the property of a fellow-creature than any judge on the bench, but just as his powers for good or evil are great so are his responsibilities; he must therefore perform his duties upon a strict standard of fairness and impartiality, for what might be described as unreasonableness in an agent might be unfairness or dishonesty in a person occupying such a position.

Architects, however, accept these positions, and there

is no reason why they should not, but they must not forget their position, and it is incumbent on them to be very careful. I am sure that the great majority of architects would be able to say they never had a dispute during their professional career upon anything affecting the exercise of their duties to a contractor. But there are some architects who use their powers as they should not do, whether to improve their own position with their employers, or because they are careless whether injury is caused to a builder or not, or often because they are weak enough to be over-persuaded by an employer; and it is against these that the builder should be entitled to protection.

The next important condition is the payment clause, and perhaps one upon which the builders place more store than any other. Here again it is necessary to consider the reasons which call for special provisions about payment in building contracts as distinguished from payment clauses in other kinds of contracts.

Special conditions are necessary in building contracts, firstly because builders generally require advances on account, and secondly because variations in the contracts are frequent; and unless the employer has special knowledge he is not competent to ascertain the value of work done from time to time or to estimate the value of deviations from the contract, and it becomes necessary that some one must perform this duty. If there were no extras and no advances, then the employer would merely have to pay a lump sum, and there matters would end.

Now the employer naturally desires that his architect should settle these matters, and the best contract in the interest of an employer which can be entered into apart from minor details is that the builder shall do the work in a certain time to the satisfaction of the architect,

and be paid only the amount which the architect certifies to be due.

The Builders' Association, as representing the general body of builders as I have said, agree to certain things, but they object to being only paid on the certificate of the architect, and the reasons for this objection are not far to seek.

They do not mind carrying out all the architect requires, but they want to be adequately paid, and they no doubt also consider that the bias of the architect natural to his position is so great when it comes to a question of presenting the employer with a long bill of extras, that the architect would be unfairly tempted to unduly cut down the price.

It seems to me also that they must have some doubt, in the case of architects as distinguished from surveyors, whether many of them really know sufficient about the details of prices to properly value the work for an advance or for final payment, and they cannot also be unmindful that the architectural profession as a body have been disputing amongst themselves whether they are artists or architects. The last person to whom a builder would desire to value building work would be an artist, not because he would not act fairly, but because he does not understand the valuation which he is called upon to make.

These considerations seem to underlie the objection of builders to leave themselves entirely in the hands of architects as to payment.

The question is what is the best alternative, and it would seem that a third person (not the architect) should be employed for that purpose. Quantity surveyors frequently perform this duty, and their employment

seems open to no objection whether by the builder or the employer, and the duties thus performed are done with a skill to which no architect could hope to attain who had not mastered the details of quantities and valuations, and, further than that, who had not kept himself up to date by constant practice in that kind of work.

But this arrangement might, I think, be much improved by providing in the contract not only that the quantity surveyor should measure and value for advances and the final adjustment of account, but that he should certify the amount of his valuation and that the builder should be paid on his certificate.

It is unfair, I think, to architects to expect them to depute duties of this kind and be held responsible to their employers for any mistakes or negligence in the performance of such duties. I think that the quantity surveyor should be jointly employed by the builder and the employer, be paid half by one and half by the other, to avoid any suggestion of bias, and be responsible to both.

In the present ordinary employment of a quantity surveyor by the architect to measure up work for him, if the quantity surveyor should by chance be negligent and make out an account for more than was due to the builder, and the architect should adopt his figures and certify the amount to the builder, the architect would be responsible to his employer in damages.

No doubt it will be said that this arrangement would necessitate bringing the question of the quantities and the employment of the quantity surveyor before the employer instead of the matter being kept in the background, but the answer to this is simple; employers should be told everything, and if it is necessary that a

quantity surveyor should take out quantities or measure up, he should also be told that a quantity surveyor is to be employed.

Not only would it, I think, be advisable to place the quantity surveyor in an open and recognised position under the contract, but I think in the interests of both parties his certificate might be final as to payment, and if the quantity surveyor were nominated by the builder as well as by the employer or architect, neither party should have any objection to such a condition. But the payment thus ascertained to be due probably would only include payment for work done. It is not likely in most cases that the parties would agree that questions of damages for breaches of contract should be ascertained in the same manner, and if they do not agree, arbitration appears the best alternative. That brings me to the third main clause in a contract, viz. the arbitration clause.

With regard to the arbitration clause, a recent decision of the Court of Appeal has made the consideration of this clause most important.

If I may so describe them, arbitration clauses are either general—by that term I mean they constitute a submission to arbitration of all disputes which may arise between the parties—or they are only limited, that is to say, they constitute a submission to arbitration of particular disputes only.

The arbitration clause agreed upon between the R.I.B.A. and the Builders' Association was a limited submission, and the architect's decision in certain matters was not open to dispute or arbitration.

Now if the architect's decision in certain agreed matters were final, and the quantity surveyor's decision

as to payments were final, those two matters might at any rate be excluded from the submission.

I think it will be recognised that in all cases of arbitration there is an enormous amount of matter which goes to the arbitrator which might very well be left to a valuer. The questions which go to an arbitrator are generally questions of value, questions of measurement, and questions of damages. The questions of value and of measurement are surely within the province of a surveyor, and such matters are constantly referred to a surveyor by the arbitrator even when an arbitration has taken place, and therefore it seems desirable that, in dealing with a building contract, those matters should be excluded from arbitration proper, and made really the subject of valuation.

The next point to which I would desire to refer are the difficulties which arise where there are two clauses in the same contract covering the same matter. I have no doubt that such clauses will have frequently come under the notice of members present. In the first case, there is often a clause, or sometimes one or two clauses, making the architect's certificate final; and in addition to these clauses there is often a general clause submitting all disputes to arbitration.

The question, then, is how two such inconsistent clauses can be reconciled, and the Court of Appeal has held that the arbitration clause is to be considered as a proviso to the certificate clause; that is to say, that if disputes arise before the architect has certified or decided the matters in which his decision is final, the arbitration clause comes into force, and the architect has then no jurisdiction to certify at all as to those matters; but, on the other hand, if the architect has certified or decided

before disputes have arisen, then his decision is final, and the arbitration clause in respect of those matters never comes into force at all.

It was argued in the Court of Appeal that the certificate clause was a clause to prevent disputes from arising, and therefore, as regards the matters included within the powers of the architect, no dispute could arise whether he had certified or whether he had not, and therefore there never could be anything to go before the arbitrator in matters in which the decision of the engineer was final. But the Court of Appeal said: "If the certificate "clause is a dispute-prevention clause, and it does not "prevent disputes from arising, the arbitration clause "comes into force." From this it would follow that if the architect has certified that certain moneys are due, or certain measurements are correct, and no disputes have arisen before he certified, he has succeeded in doing what that clause provided, and has prevented disputes from arising. But if disputes arise before the certificate is given, then the whole of the jurisdiction of the architect is ousted and the arbitrator's powers arise.

The case I have been referring to is one I reported myself (Lloyd *v.* Milward, page 454 *Hudson on Building Contracts*, 2nd ed.), and it arose upon the construction of Clauses 18 and 20 of the Conditions of the R.I.B.A., which I have before referred to.

The importance of this decision cannot be overrated, and what its consequences may be I cannot entirely foresee, but it is quite clear that a very awkward state of affairs may exist.

Supposing for instance the simplest case, that an architect condemned materials, ordered their removal, and

the builder raised disputes. It seems to me there would be a complete deadlock. The architect's powers of causing the materials to be removed would have ceased, and the arbitrator would have to be called in at once, otherwise there would be nothing to stop the builder going on using the condemned materials; and so all through the contract the builder might at each step dispute the architect's decision and destroy his power entirely, substituting the powers of the arbitrator. Of course the builder would run very great risks in such a course, but it is quite conceivable that there are many such cases where the employer would be very much injured. On the other hand, there is no reason whatever why the arbitrator should not be called in at any time and from time to time to view the work in dispute, and it is far better that he should; and besides, it would be a great saving of cost in any arbitration which subsequently took place. He might give his decision when necessary immediately and without formal evidence, while he could allow other matters to stand over in his discretion, if his powers were sufficiently wide.

No one, however, would venture to stipulate that a builder's rights to go to arbitration should be deferred till completion, because by such a condition he might be compelled to do work for an impecunious employer and defer his claim until completion, but no doubt there are certain matters the settlement of which should properly be left till after the completion of the works.

The only way to avoid the consequences of the decision in Lloyd *v.* Milward is to clearly exclude from the arbitration clause matters which are not to be the subject of arbitration.

The next matter to which I should like to refer is

that there are many clauses in the conditions of building contracts which are really the subject of the specification, and they only get inserted in the general conditions because they occur in nearly every contract. These clauses would be more appropriately termed preliminary clauses of the specification. Take for instance the clauses that the contractor shall provide all plant, tackle, &c., and water for the works, and again that he shall take all risks.

It is sometimes said that clauses of this kind, providing that the builder shall take all kinds of risks and responsibilities, constitute a hardship, and that such clauses are unfair, but it seems to me that this is quite erroneous. All risks are a matter of insurance which a prudent employer may properly provide against and for which the builder should put a price in his estimate, and if he does not do so it must be that he takes the risk without desiring to make any charge. No one expects him, however, to do so any more than one would expect Lloyd's to insure a ship or a fire office to insure a house for nothing.

But there does seem this question, which may give rise, and has given rise, to considerable unfairness to a builder. I refer to clauses which provide that a builder shall complete the contract, whatever it may be. Those clauses hitherto have been little understood. It has always been supposed that the employer warranted that the building could be carried out according to the designs which the architect prepared, and the builder always thought that he had only to say that the particular design could not be carried out to require and demand that the architect should make an alteration or give an order for extra work to enable the work to be completed. But in

that builders have been entirely mistaken. The question first, I think, arose in the case of Thorne *v.* The Mayor of London. In that case the builder contracted to construct a bridge, and in trying to construct this bridge he did everything which was provided in the specification. The difficulty arose in the construction of certain caissons in a particular manner, and, after spending an enormous amount of money, he failed to carry out the work in the manner specified, but completed his work in a different manner. He then claimed to be paid extra for all this work, but the court said in effect "Not "at all; you had to do the whole work, and unless you "did it you would have been liable for damages for not "doing it."

The next case, which occurred in a similar way, was Sharpe *v.* San Paulo Railway Company. There the contractor agreed to make a railway between two points. He found that the designs as prepared by the engineer were impracticable, and he went to the engineer and asked in all simplicity whether would he mind altering those designs. The engineer said "certainly not." I think he also went to the length of saying some extra payment would be given for the work. But at any rate the engineer altered the designs, and the railway then took a totally different course. The contractor at the end of the work claimed a large excess for having made this enormous deviation from the contract, but the Court of Appeal said, but in other words, "You are not entitled "to anything; this was a concession, you had to perform "this contract, and if you did not do it as you had con-"tracted to do you would have had to pay damages. "Therefore this was a great concession to you, and as "regards the engineer telling you he would pay you

"extra, he had no authority to promise you extra pay-
"ment for a thing which you had bound yourself to do
"at the price named in the contract."

The last case of the same kind was Bottoms *v.* the Corporation of York. That was, I think, a more flagrant instance than any of the others. The builder had never ascertained the nature of the subsoil, which turned out to be a nasty spongy kind of clay, in which he had to construct, I think, brick sewers. The engineer had designed these sewers in a way which would not stand for that particular soil. The builder constructed the sewer and it was crushed in. The engineer quietly sat still and demanded that it should be reconstructed, which the contractor unsuccessfully attempted to do. That operation was repeated several times, and at length the contractor got rather tired of making futile attempts to do what was impossible, and having probably spent all his money, came in due course to the Court of Appeal and said, "I want to be paid." The Court of Appeal said in effect, "The Corporation of York have not
"behaved well: we are sorry we cannot give you relief
"but you are not entitled to any payment at all." In that case again the builder failed. So that the builder may perhaps suffer hardship in this sense: he has generally supposed that the employer warrants that the plans can be carried out, whereas the truth is that the contractor warrants that he can carry out the architect's plans, and if he does not carry them out, and if the architect's plans are not feasible or not practicable, the contractor is liable, and not the architect or employer.

Another important question which I think must have been exercising the minds of architects of late is whether there should be a term in a building contract by which

the architect or engineer should certify the completion of the work.

I say that because I notice the certificate clause has been left out of the new conditions of the Royal Institute of British Architects.

I am sure the reason for questioning the advisability of inserting this most common condition was a recent case of Rogers *v.* James. That case decided that an architect is liable for negligence to his employer notwithstanding the fact that he is, by the terms of the contract between the builder and the building owner in a judicial or quasi-judicial position.

Until that case was decided it was commonly supposed that an architect under a building contract in which his decision was final was arbitrator of his own negligence, and therefore he was able to do what he pleased, act in whatever way he pleased, order what he pleased, and then certify what he pleased, and be excused for every negligence which he had committed during the progress of the work, and not be liable to the employer or anyone else; but the case of Rogers *v.* James disposed of that idea finally.

The decision was of course, as all decisions are, a decision as to what the law was before, only there was no case, curiously enough, which decided that it was the law.

But a case which brings home to people their exact legal position in a strong light is apt to make them think. And the architects quite reasonably must have been thinking why they should whitewash the builder by their final certificate from all liability for defects and bad work, when the architects themselves might be held liable to their employer for not discovering the builder's

defects or bad work. The result apparently is that the R.I.B.A. have in the new set of conditions omitted the final certificate clause.

The object no doubt of the omission of any certificate at all is to render the builder liable until all liability of the architect is barred by statute of limitations, but the mere omission of a final certificate will not carry out this object.

The other provisions of the contract must be looked at to see how far the builder is liable, and the questions I have already discussed as to work being done to the satisfaction of the architect might conclude the liability of the builder in respect of the work as to which the architect had expressed satisfaction; and further a condition that the builder is to rectify all defects appearing within so many months or years would be inconsistent with an implied term that he was to be liable for some longer period.

For these reasons it may be thought desirable to avoid contracts which make the architect's decision final as to satisfaction, because in so far as the architect's decision is final as to the work done, the builder is released from all liability directly the architect's certificate or approval is given; therefore from the point of view of a builder he is in a better position if he gets the architect's certificate of satisfaction than if he is to be left liable, possibly for six years, for any contingency which may arise, either by weather or by all kinds of things which it may be difficult to foresee and more difficult to disprove, but as to which important questions may arise laying the builder open to heavy claims for damages.

The only two other clauses which may be considered

of primary importance in a building contract are the clause relating to the time for completion and penalties for delay and the clause as to deviations from the contract, but I do not think it would be desirable to lengthen this paper by their discussion.

I would only add this, that penalty clauses are frequently said to be unfair to a builder, but from my experience they are generally an advantage to him, because if the parties did not define beforehand what the builder was to pay in case of failure to complete to time, he would in many cases be liable to much heavier damages.

Cases occur over and over again when a small penalty per week being fixed which limits the amount which the employer can recover from the builder, the employer finds that by a few weeks' delay he has to incur expense and loss far in excess of the penalties to which he is limited by the contract.

Take, for instance, a case where an employer has agreed to let a house by a particular date, and he fixes a penalty of so much a week, to be paid by the builder for non-completion to the time, and the employer has not made, as he ought to have done, some allowance so as to leave a margin between the date when he requires possession of the building and the date fixed for completion of the building, and the builder is in delay only a short period. The result is perhaps that the employer loses the letting of a house for a whole year, and can recover penalties only for a week or two, while the builder is released from all those damages which he would have suffered had the contract been without a penalty clause at all, and the matter had been merely left to the question of common law liability and

to the amount which the builder would be liable for having regard to the knowledge he had of the requirements to which the employer was going to put the building.

Then another matter should be carefully considered with regard to building contracts, as disputes constantly arise in regard to it. A contract may be prepared as well as anyone can prepare it; but many architects appear to think—and I say so with great deference—that they have only to carry out the practice which they learnt as pupils, whatever the contract may be and whatever may be the altered conditions of the particular contract in hand.

It sometimes happens that a contract is prepared by the solicitor for a public body, or it may be by a solicitor for a private individual, and certain clauses are put in as to penalties, as to the ordering of extras, and as to those various provisions which occur in every building contract, and immediately this contract is started the builder, the architect, and everyone concerned disregard the contract altogether. At some time or other disputes arise and then comes the question, What is to be done to settle all these disputes? whereas the parties to the contract had a perfectly consistent contract—a contract which could have been executed without the slightest hitch or the slightest bother. But the whole contract is ignored, and it often becomes a question whether the clauses of the contract are applicable at all to the circumstances which have arisen since the contract was entered into.

Very interesting questions sometimes arise with regard to contracts with corporations under the Public Health Act. Certain provisions in that Act have to be complied with. In the first case a contract must be made under

seal; in the second case there must be a previous estimate by the engineer, or by the surveyor, as the case may be, of the ultimate cost of the work, and further, the contract price must be fixed beforehand.

Now one of the most common clauses in a building contract is that the surveyor or engineer shall value deviations from the contract. In so far as that clause provides that these deviations shall be valued upon a schedule of prices I think there is no doubt the contract is good within the Public Health Act, that is to say that the builder can recover payment for what he has done. But in other cases, where there is such a provision and no schedule of prices on which the work is to be valued, the builder cannot recover payment because he has not complied with that section of the Public Health Act. These questions as to contracts with corporations are of the utmost importance to builders, because, as happens so frequently, all kinds of alterations are made, and unless there is some provision by which a definite price is fixed for each particular part of the work, there is no possibility of the builder recovering, unless the contract is for a sum less than the limit under the Public Health Act.

There is another point which I think is very difficult to settle. Everyone present will know the difficulty of providing a builder with details immediately the contract is signed. If the builder is at all an ingenious individual he starts at once by asking for every detail in the whole building. This proceeding he keeps up and thus makes the foundation of a very good law-suit by the time he has finished, provided the architect does not know what he is doing and takes no notice of any of these complaints. First of all he asks for the joiners' details, and the reply is that they will be supplied as soon as possible. The

next thing he says is that he is very much hindered and delayed because all his joiners are standing idle. He wants work for them and he wants to get the work seasoned. And he employs the same tactics from beginning to end.

I think it is an extremely difficult thing to know how this is to be provided against, because the builder is entitled, as soon as he has signed a contract, to have every detail for the whole of the building. There is no reason why he should not have every detail, but it is a great tax upon an architect who has been busy getting tenders to be called upon to settle an enormous number of details in order to allow the builder to proceed. That is one of the provisions which should certainly have more care paid to it, for otherwise the most skilful and most diligent architect is sure to have a law-suit brought against his employer, because he has not supplied details when he ought to have supplied them; and he again will be liable if he is not actually subjected to an action for damages by his employer because he has not supplied details which he impliedly contracted with his employer that he would supply, and in the proper time.

Another cause of dispute frequently arises where an employer supplies materials himself. Directly an employer agrees to supply anything for a builder, the work is sure to be behindhand; the builder is sure to be waiting for the materials. I remember a case in which the builder constantly put "waiting for iron work" in his diary. He did it all through the work, and it was perfectly true that he was waiting for the iron work; but only for a day at a time, yet still every time he got ready for the iron work he wrote in the diary, "waiting for iron work." When I had this enormously long diary

to deal with, with "waiting for iron work" all through, I found it almost impossible to explain before an arbitrator that the builder was not always waiting for iron work.

Upon that point of delay by an employer arises an important question which I had almost forgotten, and that is the question of the employment of special contractors. That seems to me to be at the root of almost every dispute on building contracts in London. The architect provides in the contract that special contractors shall supply work or materials; he gives the builder no control over this work, and the builder has all these special contractors running about his work, using his plant and materials, and interfering with his men. Now, I think, there is a way out of that difficulty if architects would only adopt it. Give the builder more latitude as to the choice of these special contractors. Architects probably do not realise how these special contractors and their workmen in particular, as soon as they get employment direct from the employer, and know they are going to be paid by him, immediately set to work and do anything they can to cause annoyance to the builder. The builder is worried by them from beginning to end of the contract, and the employer has often a heavy action for damages to answer for when it comes to the end. In those cases I think the architect might very well allow the contractor to contract with these special contractors himself. The contractor ought to be allowed to make terms as to when and how the work is to be supplied, so that he might get his contract done within the time. But what generally happens is this. The builder knows nothing about the contract with these special contractors, and all he has to do is to go through the form of

having a certificate made in his favour for a certain amount which he has to hand over to these special contractors—the special contractor often telling him that he will not supply anything at all unless this money is handed over, another cause of delay to the builder.

One other matter to which I would like to refer is the question of penalties and extension of time. In most contracts there is a power vested in the architect to extend the time in the case of delay, and what the architect generally does is to take no notice of that clause at all and never extend the time. The result is that, where the employer has a very good excuse for delaying the work, because the architect could extend the time and therefore release him from any liability, the architect by not extending the time at all makes the employer commit a breach of contract. If the time has never been extended, and the architect has ordered extras and the employer has caused delays, it is quite clear that the builder never could complete within the original time.

I am afraid I have travelled already over too wide an area; it is impossible to discuss every case which may arise under such a wide subject, but I hope that at any rate I have been able to make my paper interesting to the members present.

Mr. H. H. Collins (Fellow) said he desired not so much to criticise, as to propose a hearty vote of thanks to the writer for the very admirable paper he had read, and which had the exceptional merit of combining the views of a barrister and an architect on a question of great interest to both branches of practice.

He could not help thinking, however, that Mr. Hudson's legal training had made him rather unduly severe on his former associates, the architects, in the same way that

one noticed judges on their elevation to the bench changing their views with regard to their former associates, the barristers, and placing little faith in their ability and common sense.

He was acquainted with the "Conditions of Contract" suggested by the Royal Institute of British Architects and by the Builders' Association, but he was still satisfied with the form of contract which his forty years' experience of professional life had led him to adopt. He simply put in his contract such provisions as would protect against penalties or such possibilities as had been suggested. He believed a client, a builder, and an architect, each gifted with an ordinary amount of common sense, need not have recourse to litigation. When one considered the large amount of work done by builders and contractors, and the large number of engineers, surveyors, and architects employed, it was wonderful how comparatively few disputes there were in which recourse to legal proceedings became necessary.

With regard to the question of "limited submission," he thought that it would be impossible to carry on work at all if a builder, every time he felt aggrieved by the architect's decision, could at once go to arbitration. Every prudent architect took care that there should be a very limited submission.

For his own part he always made it a condition that he was to be absolute judge (rightly or wrongly) of the quality of all materials to be used on the work. But with reference to other points, such as to how the contract was to be read, questions of penalties, and matters of that description, he thought that, if there should unfortunately be a difference which could not be settled by the common sense of the architect and the builder, it was just as well that the architect should be

relieved of the necessity of dealing with the matter, and should refer it to an arbitrator.

With regard to the settlement of extras and omissions, he took it that in an ordinary contract, involving the expenditure of a few thousand pounds, the architect must know little indeed of his work if he could not settle such small questions as would be likely to arise. In a case where there were a great number of variations, it was best to leave it to an experienced quantity surveyor to measure up the omissions and the variations, and prepare a bill as to which the architect could afterwards use his own intelligence and judicial knowledge. Architects did, he thought, possess some little knowledge of value and price, if only from their experience in their profession, and from seeing the various bills sent in by quantity surveyors and the prices attached to them, and looking at the variations in the market. They were, he contended, quite able to judge as to what were fair and reasonable prices in most cases, though of course there might be some particular matters which required special knowledge.

The sympathies of the author seemed, he thought, to be almost entirely with the builder, but he took it that the old maxim *caveat emptor* applied as much to a builder as to anybody else. No architect warranted that a builder should be able to carry out what he placed before him. It was for the builder to see and consider the drawings —which he did not generally do until after the contract was signed—and make himself acquainted with what was intended to be done: for the law very rightly said that if the builder chose to undertake to do an impossibility it was at his own risk, and it was not the business of the employer to protect him. There was no reason why a builder should be exempt to a

greater extent than anyone else would be under similar circumstances.

With regard to what Mr. Hudson called special contractors, if one were ordering certain work for oneself, and required, among other things, to have a particular man to do, say, parquet flooring, or mosaics, or a particular kind of glass-work, one would not care to leave it entirely in the hands of a builder. He remembered a case in which he had specified a certain man to do some special pavement lights. He sent for the man, who gave him an estimate for £750. When the time came to do this part of the work the contractor said: "You know these "people are very difficult to deal with; they put one "about so much. Now, if you will leave it to me, not "only can I do the work quite as well, but I can save a "very large amount of money. Mr. A. or Mr. B. will do "it for so much less." He (Mr. Collins) said: "It is not "my practice to send men into bankruptcy, and it seems "to me that the principle you are adopting by putting "these men into competition one with the other tends "rather to lower prices in a way which I do not care to be "a party to." However, he eventually got these same people to do the work for £350, or less than half the amount originally arranged for. Then when it came to settling up the extras he asked the contractor to sign the bill as settled, and he remarked, "I have £350 to deduct." "Oh, no!" the builder said, "that was due to my extreme "intelligence and business ability." He (Mr. Collins) replied: "To whom does this money belong? It does not "belong to me, and I do not think it belongs to you; there-"fore it seems to me it must belong to my client." That was the kind of thing which would always be more or less likely to happen if the suggestion made by the writer of the paper were adopted. It was absolutely necessary, if

an architect wanted to carry out his work properly, that he should select the sub-contractors, and have a tight hold upon them. At the same time there was no reason why equally stringent contracts should not be made by the builders with special contractors and also—as they generally were made—by responsible architects, so as to protect the builder from any loss which he might sustain or any interruption which he might suffer by reason of the employment of these men, and to allow the builder a fair and reasonable time should it happen that by their employment the builder suffered loss or damage.

Mr. G. Corderoy (Fellow) said he had great pleasure in seconding the vote of thanks to the author of the paper. As a surveyor he did so with perhaps rather more enthusiasm than the proposer, as an architect, could feel. Surveyors had perhaps, he thought, had more compliments paid them in this paper than architects. Though some of Mr. Collins's criticisms were no doubt justified as regarded his own practice, he as a surveyor sympathised with a good deal which had been said with reference to the practice of some architects.

With regard to some classes of architects whom at different times it had been his good fortune, or misfortune, to meet, as opposing surveyor, he thought that the warnings given by the author to builders and surveyors were not altogether uncalled for.

In the paper Mr. Hudson had stated that details were seldom provided at the commencement of a contract. He was aware that this was not done in the large majority of cases, but from a surveyor's point of view the only way to avoid extras was to supply details of the work when the contract was signed. Some architects did this, and their work was notably free from matters of dispute or questions of extras, but the

line taken by modern practice was certainly against the general adoption of this method.

With regard to the practice, advocated by the writer of the paper, of quantity surveyors acting as valuers of the work, he apprehended that the experience of most members would confirm his opinion that this was the position virtually occupied by the quantity surveyor. In most contracts (at any rate where disputes did not arise) he, in all probability, acted in that capacity. He made up the accounts, he advised the architect as to the amount to be finally paid, and also frequently advised him as to the amount to be certified from time to time. There was one important point on which he was happy to find himself in entire agreement with Mr. Hudson, and which he thought lay at the root of the matter, viz. the necessity of quantities being made part of the contract. He was aware that many architects strongly objected to this, but he felt sure it would tend to the fair settlement of all disputes, and would entail upon the employer and upon the architect a responsibility (which did not at present rest upon them) of selecting surveyors of standing and repute, for they would then be legally liable for their actions, whilst at the present moment they were not.

Another point touched upon by Mr. Hudson was as to disputes regarding materials. He understood Mr. Hudson to say that he considered it undesirable that matter for arbitration should arise upon those points while the work was in progress. If, however, a dispute arose as to materials he thought it should be at once a matter for arbitration, for a dispute of that kind could not be settled when the work was finished.

The vote of thanks having been put and carried unanimously, the discussion was then adjourned to the next meeting.

No. 356.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, March 2nd, 1896.

MR. DANIEL WATNEY (PRESIDENT) IN THE CHAIR.

The PRESIDENT said it was with great sorrow he had to announce the death of Mr. John Clutton, one of the founders of the Institution, and its first President. He was quite sure that all present would receive that intimation with very great regret. The younger Members did not, of course, know Mr. Clutton so well as those who, like himself, had grey hairs, but he could assure them they had lost a most distinguished ornament of the surveyors' profession, and one who, in his day, was the constant friend of the younger Members, and always ready to help them in every way in his power. He was quite sure that the Meeting would authorize him to add to what had been resolved at the Council Meeting that evening—an expression of the regret which every Member felt at the loss which the Institution had sustained.

The discussion on the Paper read at the last Meeting by Mr. A. A. Hudson (Associate), entitled "The Conditions of Building Contracts," was then resumed by

Mr. T. M. RICKMAN (Fellow) who said he felt it impossible to proceed with the business of the evening without first expressing his full agreement with the Chairman's remarks as to the extreme regret which the Institution generally must feel at the loss of their very old friend,

Mr. John Clutton. Everyone who had been brought into contact with him always felt that he was meeting a friend, and he would certainly be remembered with regard to the affairs of the Institution, as having, so long as it was in his power, directed them with a masterly and friendly hand.

He had for the last five or six years been considering the subject of the conditions of Building Contracts, and he was very glad indeed now to have the opportunity of mentioning what he believed to be the points which most needed solution—points which had arisen within the last few years, and on which the different parties to general Building Contracts, the builder and the architect, were to a certain extent at variance.

He did not propose to deal with engineering contracts. He believed that what Mr. Hudson had said with regard to them was very true. The engineer usually had a strong hand and a strong position, which he was able to maintain, and many engineers, he believed, exercised their power most justly.

He quite expected that Mr. Hudson, in his paper, would take the legal view of the subject. Agreements had been made, and difficulties had arisen under such contracts, and Mr. Hudson's experience had no doubt of late years been principally with regard to the consequences of disagreements. In Mr. Hudson's paper, and also in his well-known book on "Contracts" he used the phrase "*Dispute preventer.*" He did not know that he had ever met with that expression before, but it explained to a very great extent what should be the object of the architect in the conduct of the works. As to whether the architect was properly an arbitrator, he believed a great question arose, but his position as architect, as agent for the employer, was a

difficult one. One of the first points which Mr. Hudson raised was that the employer should know exactly what he agreed to; he would also add that the builder must know; and if the architect was the agent for the employer he would maintain that he was also agent for giving information to the builder, and consequently that whatever came from the architect's office in the way of information before the contract was signed, should be treated, whether drawings, specifications, or quantities, as coming from the employer through his agent. That, he thought, made any quantities furnished through the architect part of the contract, as they ought to be.

In describing the qualities of materials the builder was often told that they must be "best" or "second "best;" but a doubt had been thrown on the word "best" within the last few years, there being now such terms as "best best," and "best best best," and it often became a matter of serious discussion what the word "best" meant. It had ceased to bear the real meaning of "better than any other." It was a technical term, which had been lowered by superposition.

He did not quite understand the phrase of the paper in which it was assumed that if an employer refused to proceed with a contract the architect would have no further power. He could quite understand that it was so if the employer did not proceed at once, but if the employer had commenced the works, if there had been any work actually done by the builder, or any payment, then he thought that the architect remained in power (at least under usual conditions) until the works were completed, or alleged to be completed, or the accounts were wound up. It was at an end if the works did not proceed unless there was a clause authorising the architect to settle the sum to be then paid; otherwise the architect's

position was not at an end, his powers remaining for finding out inferior work.

It was certainly of great importance that the architect and the builder should act up to the clauses expressing the power of the architect to order extras. In many cases the architect's powers were regulated by his agreement with the employer, and in many cases there were restrictions on his power of ordering extras. It would be of advantage to the builder and the architect if those clauses were most carefully attended to in the course of the works, and he believed it would save many arbitrations if they were strictly carried out.

Then as to taking the whole of the work at any time out of the builder's hands, it should be remembered that a common form of contract in the North gave power to the employer to terminate the contract at any time. Of course if he terminated the contract he had to pay as might be ascertained, but it was a great question whether an employer who for any reason did not want to complete the building should not have power to stop the works when he pleased on paying reasonable compensation.

The highest attributes of fairness and impartiality were spoken of in this paper as being wide-spread. That was a question at the root of all discussion on the conditions of contracts. If they were universally wide-spread, there would be very much shorter conditions of contract and much less trouble in carrying them out.

He was very much amused to find in the paper a reference to the great quarrel which had been conducted in the newspapers and in pamphlets as to whether architecture was a profession or an art, and he trusted his architectural friends would take into serious con-

sideration the excellent suggestions in the paper made on this subject.

As to the question whether the quantity surveyor should value for advances, it was quite true that he could best of all say what proportion of the work was done, but it was requisite that the quantity surveyor should be well paid, or at all events that he should be substantially paid for the duty of calculating the amount of certificates. He thought that Mr. Hudson was hardly right in suggesting that the charges of the quantity surveyor on going into the accounts should be paid half by the builder, and half by the employer. Variations were all caused by the changes in the wishes of the employer. The cost to the builder was always increased by variations, and if he were supplied with quantities to begin with, there was no sum in his estimate out of which he could pay for calculating the cost, say of omitting 20 rods of brickwork, and adding 21 rods of brickwork. So far as he could see, the just arrangement was that whatever the actual cost was, the surveyor's charges for ascertaining what the omissions and additions were must be paid by the employer. He could not fairly call on the builder to pay any share of them. If the work were measured up *ab initio*, then it might be fairly arranged that the price should include one half or the whole of the surveyor's charges, but when a lot of work was omitted from the contract and a lot of other work added he did not think the builder should be called upon to pay any share of the cost involved.

He should say with regard to the preparation of accounts that the architect, having the responsibility of an agent, the surveyor in preparing the accounts was the architect's assistant, and he was also the architect's assistant if he calculated the certificates.

It was not desirable for surveyors to hold the further distinct position of arbitrators when they had been surveyors in a case. His impression was, that the architect having done his duty in designing the building, was not a suitable person to arbitrate as to the settlement of accounts, or as to the very difficult question of the character of the work, and he did not think that the surveyor, having been engaged solely in looking to the number of heads of special and actual value or to the cost of a certain portion of the work, was the right man to be the arbitrator under him. He thought there should be some fresh mind brought in to look at the whole question, not from the point of view of the architect or of the surveyor, but considering alike the interests of the employer, and the interests of the builder.

Some reference was made to the sets of published conditions of Building Contracts. Perhaps he might be allowed to explain a little the history of those sets of conditions which were now before the public.

Thirty or forty years ago a set of conditions was arranged between the Institute of Architects and the Builders' Society. The Builders' Society was now merged in the Institute of Builders. The various builders throughout the country had arranged an association, but the Association of Builders was not the same as the Institute of Builders. The members of the latter were all members of the former, but their centre was in London, and it had a different position and was more capable of being dealt with than the Builders' Association. The conditions agreed to between the Institute of Architects, and the Builders' Institute in those days were found to answer. They were to a large extent the same as the heads of conditions published in 1882 by the Royal Institute of British Architects, but they differed in regard to the

arbitration clause. It was, he thought, some 15 or 20 years ago that the builders discovered that there were certain points on which they did not get justly dealt with by architects and they insisted on having certain words introduced into the arbitration clause, and these words had been in use in the printed conditions published by the Institute until within the last few months. The words introduced in Clause 20 of the conditions published in 1882 began in this way: "Provided always that in case any question shall arise as to what additions if any, ought, in fairness, to be made to the amount of the contract by reason of the works being delayed through no fault of the contractors, or by reason or on account of any directions or conditions of the architects' involving increased cost to the contractors beyond the cost properly attending the carrying out of the contract," such items were to be referred to the arbitrator.

The Builders' Association throughout the country had in each large town their own centre and they had published a set of conditions which were quite different from those published by the Institute. They went on the basis that the quantities formed part of the contract.

Within the last four or five years long discussions had gone on between the Royal Institute and the Builders' Institute with a view to bringing forward a new set of conditions. It was found that the old conditions were a little out of date, and there were many questions which it was thought could be more fairly stated and more fair conditions secured than those they had been accustomed to work under. A Committee of the Architects' and a Committee of the Builders' Institute arranged for a new set of conditions, which were most carefully considered, and he believed that in nineteen cases out of twenty the new conditions, as lately printed, had been approved by

both parties. There was no question that, although they were somewhat more wordy than he should like to see them, they did contain more fair conditions, and were more likely to enable the builder and architect to carry out the contract properly, than the old conditions.

There were, however, two or three points on which it was found hardly possible to come to a reasonable understanding. The principal one was on the subject of the working drawings. When were they to be furnished, and at what period of the work had the builder a right to demand such and such working drawings? He found to his surprise that some well-known surveyors were not even aware that the Royal Institute had lately published a new set of conditions. That new set of conditions was published, not as having been agreed with the builders, but as being put forward by the architects quite independently. The position was this: the original conditions as published by the Institute of Architects had been withdrawn by them, and the conditions put forward by the Builders' Association had tacked on to them the clause making the quantities part of the contract, while the new set of conditions put forward contained the arbitration clause to which the builders had not assented. The view of the architects was that cases of questionable conduct on the part of the architect, in ordering things which would cost the contractor more money than they ought to cost, did not, as a matter of fact, arise. The view of the builders was that these questions did frequently arise, and he thought the view of the surveyors and those interested in checking the builders' accounts was that these questions arose very often indeed, and that they were most important and most difficult for an arbitrator to get to the bottom of.

With regard to the drawings, the new Clause was:

"The architect shall furnish to the contractor within —— days of the receipt by him of a request for the same any details which, in the opinion of the architect, are necessary for the execution of any part of the work, such request to be made only within a reasonable time before it is necessary to execute such work in order to fulfil the contract" – and more to the same effect. Some architects who were educated in the earlier part of the present century were in the habit of furnishing a complete set of working drawings with details before the tenders were made out, and for his part he did not see why it could not be done. The only difference now was that work was done at a greater pace, and it had been found that as contracts increased in size, and buildings were more complicated than before, it was not possible (so the architects maintained) to furnish all the detailed drawings when the contract started. The Clauses 2, 5, and 12 in the new conditions dealt with these matters.

But to refer once more to the position of the arbitration clause. The expressed intention of the Architects in going into these new conditions of contract, was, that there should be such a complete arbitration clause that everything which could arise under the contract should be, if necessary, referred to the architect. When it came to actual settling the clause to be adopted, the Architects had taken up this position. The difficulties to which he had referred, did not, they contended, occur, and if they did occur, they were not proper subjects for arbitration. They were such claims as the builder must be left to obtain by his legal remedy. The builders reply to that was, that the intention was that it should be a complete arbitration clause. "Unless," they said, "you insert those words which have been for twenty years in the ordinary

conditions of contract, you do not give us as complete an arbitration clause as we had before."

There were several other points to which Mr. Hudson had drawn attention, which, he thought, would be found remedied, at all events to a large extent, by the new sets of conditions.

He did not think Mr. Hudson fully appreciated the difficulty of getting a final certificate from the architect. He knew a number of architects who maintained that they never had given, and never would give, a final certificate. They would certify that work had been done of such and such value, and that the balance was due to the contractor, but they would not take the personal responsibility (which he was sure Mr. Hudson would find some way of fixing upon them) which they would assume by giving a final certificate.

The question of the time at which arbitration should take place had also been discussed at great length, and with some acrimony between architects and builders and he was very glad indeed to see that Mr. Hudson gave the weight of his opinion to the view that the arbitrator could be called in at any time. In some of the most important arbitrations he had known it had been of the utmost importance that those arbitrations should take place in the course of the work, and not be delayed until it was completed.

There was a paragraph in the paper as to the risks which builders should take. He thought that paragraph was not quite complete; for it should be explained that the builder should not be called upon to undertake any risks which were not clearly explicable in the form of clauses inserted in the bill of quantities.

There should be left no general risks of outlying matters beyond the control of the builder. If they were

beyond the control of the employer, they were not proper risks to form part of the contract.

With regard to the subject of other tradesmen's estimates, and the way in which a time contract with a general contractor was interfered with by the existence of half a dozen or more separate important contracts made by the employer with other people to do certain portions of the work, his view was that when special contractors were introduced a time bargain was at an end. The general contractor could not practically be compelled to finish by a certain time if the employer himself brought in half a dozen other persons who were not under the control of the contractor. Those other persons of course should be engaged direct by the employer if they were not to be under the control of the contractor, and their amount should be mentioned or set forth in the bill of quantities, in order that builders tendering might put on what profit or percentage they thought necessary. Whether the scheme described in Clause 20 for sub-contracts would work remained to be seen.

With regard to the extension of time to be allowed to a builder for various reasons—for frost or other causes of delay—he thought it was very seldom allowed from time to time as the work went on. The architect at a certain period had to consider what penalties might have to be enforced, and he then sometimes went to the length of taking evidence as to what delays there had been on the part of the contractor, and what additional time should be allowed.

He must apologise for detaining the meeting so long with his remarks on the subject, but he much wished to put on record—as he understood it—the exact position of the arbitration clause as between builders and architects at the present time.

Mr. Josiah Hunt (Fellow) said he was sorry his infirmity of hearing had prevented him from following the last speaker with accuracy, and he would therefore confine himself wholly to what took place at the last meeting.

Such papers as that read by Mr. Hudson at the last meeting threw a light from without upon the surveyor's daily procedure, and pointed out some of the traps and pitfalls surrounding the question.

The worst disputes which he had known had arisen amongst people actuated by the very best intentions, who had started on their work with the most friendly feelings, and had come to grief solely because they neglected to conduct all their business on the most regular and business-like methods, and had trusted to their good intentions to carry them through rather than confine themselves to those necessary rules and regulations which should govern all business, whether among friends or strangers. The conditions should be most carefully drawn and revised, so that they were coherent and not vague, or even contradictory, as was too often the case. A frequent cause of these contradictions was, perhaps, that although the conditions as drafted by one person were coherent and consistent as a whole, another person who had not studied them as a whole on revision suggested variations. These variations were adopted, but it was not noticed where a variation clashed with other parts of the agreement not altered, so that when the conditions had to be tested by practical working they were found to be inconsistent with each other, and most serious difficulty often resulted. He had known that to happen too often in conditions which had been prepared in lawyers' offices.

Turning to the paper, he remarked that Mr. Hudson

did not like the description of materials and labour as "best." He did not think it was objectionable as a general description, so that inferior or second class might not be used in the absence of the architect. The architect could not always be present.

As to the working materials being "to the satisfac- "tion of the architect," he would have no illusion. If every unsound brick or sappy deal was to form a subject of arbitration there would be an end to all progress in the work. He would say to a builder : "Choose your "architect, and do not work for men of doubtful reputa- "tion. If you come across an unreasonable architect, do "not work for him again, but make the best of the "work which you have in hand."

Attention was called to a patent fact, viz. that in railway matters the engineers were sole arbitrators. That applied not only to engineering works, but to all station buildings and similar works which the engineers did not supervise at all. Mr. Hudson had probably hit upon the real reason for the difference between arbitration under an ordinary building contract and arbitration by an engineer; but the fact remained that the engineer's rule as regards station buildings did exist, and apparently worked well. In his long experience in connection with station buildings he did not recollect a single case of real dispute, but he had known many arising out of engineering works.

The writer of the paper had done well to direct attention to the difficulties arising under contracts with corporations and other public bodies. They were too often subject to pressure and interference from without, and neither engineer nor builder was in an unfettered position. He should be sorry to say that an engineer did not do what he thought right for fear of dismissal

but it was too true that his work was often made a burden to him from the worry of outsiders.

It was necessary to distinguish between payments on account and final payments. Even limited payments on account were too often fruitful sources of dispute, arising from the rapacity or impecuniosity of some builders and the timidity and stinginess of some architects, and he thought it was quite impossible to frame a set of conditions applicable and fair and reasonable to all parties under all circumstances. Builders and architects must necessarily look on such payments from different standpoints. The builder looked at his gross expenditure on the work, whether for special plant, carriage, or haulage, and above all on the material which he had bought for the work, and the labour he had expended on such material as was not yet incorporated in the permanent buildings, and he thought that perhaps—naturally enough from his point of view—he ought to get payment on account to recoup him for such expenditure of all kinds. The architect, on the contrary, looked only on the permanent structure and the work actually incorporated therein, and thought he should confine his certificate to the value of the work which had absolutely passed to the building owner.

He (Mr. Hunt) could not help thinking that the architect was right unless there were a special provision, as there was in the conditions of contract for the War Department, that special allowance should be made on account of materials supplied. When that was done, and such advances were made in the early stages of the work, he had known much grumbling by a contractor at attempts, in future stages, to recoup the department for the advances made. It was impossible to make both

parties see the question of advances from the same point of view.

But whatever be the present difficulties, it was most unwise to complicate them further by the introduction of the permanent third party, be he quantity surveyor or anybody else, who was to settle by his *dictum* when and what the builder was to be paid. By so doing he would oust the architect from all control and responsibility for all payments, leaving the employer in the hands of the third party, of whom he knew nothing and whom he had no reason to trust. As to the third party being jointly employed by the builder and the employer, and being paid half by one and half by the other, such a scheme might be all very well in theory. but it was bad in practice. The builder did not pay money for nothing, and if he had to incur that expense, he would add it to the amount of his estimate, and the payment would really fall, as all such payments must ultimately fall, on the employer, who had no wish to be saddled with the extra expense. After all, those payments on account were but temporary, and should not be any hardship on the one side or the other. Let the builder press as hardly as he pleased on the architect for what he considered proper advances and he would find few architects so madly unreasonable as to resist fair payment on account. If such a thing occurred and the grievance was too heavy for the builder to bear, let him proceed sharply and efficaciously under the Arbitration Clause of his contract for withholding and not giving certificates to which the builder might be entitled. The remedy was only to be used in extreme cases; but if it was to be used, let it be used decisively.

The final certificate was more important to builders than the intermediate certificates, because it stated the

architect's final opinion of the total sum to be paid to the builder, and if the builder was dissatisfied with it, his only remedy was to proceed to arbitration.

As to the general conditions put forth by the Royal Institute of British Architects and the Central Association of Master Builders, he must say he should like to see them more definite. There was to be a final certificate—that appeared to be undisputed—but how and when that final certificate was to be made was not clearly stated in either set of conditions. As Mr. Hudson had said, it was very desirable, before any proceedings were taken before the Arbitrator, that the question of fact and of value, as far as possible, should be eliminated from the subject in dispute. If there were no variations in carrying out the contract, there would, as a rule, be very little difficulty as to the final amount of the certificate. The variations had been made for the benefit, or the supposed benefit, of the employer, and he must bear the cost of ascertaining what those authorised variations were, and to ascertain this the quantity surveyor was the fittest person to be employed, or there might be two surveyors representing the parties respectively. They might agree on the facts both as to extent and value, for the arbitrator should not be burdened with such matters as those. Arbitrations were quite expensive enough without introducing unnecessary evidence. Questions as to whether or not certain alterations were authorised extras, must, as a rule, go to the arbitrator. The surveyors had to deal with matters of fact, not of principle. Disputes as to whether variations were authorised or not usually arose from gross neglect of the agreed conditions of contract. Those were often clear enough, yet architects and builders alike frequently ignored them, and then wondered why they came to dispute them at the end.

Most arbitrations were limited by the conditions of the contract. In the Royal Institute's conditions four clauses were exempted from arbitration. They were to be in the absolute discretion of the architect. In the master builders' conditions there were three clauses similarly exempted, the important difference between the two sets of conditions being, that under the master builders' conditions the quality of materials and workmanship under Clauses 9 and 10 was to be decided by the architect and exempted from the arbitration clause No. 20. In the Royal Institute's conditions the quality of materials and workmanship under Clauses 16 and 17 were not exempted from arbitration under Clause 32. Hence any trifling question of the quality of work might become a matter of reference, and, so far as he could see, the architect's conditions might bring the whole business to a deadlock, for while the quality of the work was subject to reference it was provided under Clause 32 that: "Such reference shall not be opened until after "the completion, or alleged completion, of the works, "unless with the written consent of the employer or "architect and the contractor." Thus each of the disputing parties must give written permission for the final decision of the arbitrator to be made known before completion of the works—a very undesirable state of things.

He was glad that Mr. Hudson had directed attention to the dangers which beset all contractors from the law as laid down in the too well-known case of Thorne *v.* The Mayor of London. That case might be ancient history or even, in many cases, a negligible quantity, but it was the law as at present decided.

It was quite true, as Mr. Hudson had said, that the contractor generally supposed that the employer warranted

that the plans could be carried out, whereas the truth was that the contractor warranted that he could carry out the architect's plans, and if he did not carry them out, and if they were not feasible, or not practicable, the contractor was liable, and not the architect or employer.

Another good service had been done by Mr. Hudson in directing attention to the difficulties which arose with regard to contracts with corporations under the Public Health Act. The Act contained so many clauses little known to builders that they frequently found themselves in difficulties as to obtaining payment for work done, because certain formalities had not been complied with.

He could not think that Mr. Hudson was right in saying that the builder was entitled, as soon as he had signed a contract, to have every detail for the whole of the building.

As to the employer supplying materials himself, he thought it was a very injudicious thing indeed for a builder to supply such constructional work as ironwork, for instance. It divided his responsibility, but did not relieve him from it.

At the last meeting Mr. Collins laid down a set of conditions very satisfactory to himself, and if he were charitable he would publish them for the benefit of his profession, but until then he was afraid architects must rely greatly on the conditions already put forth. He must object to Mr. Collins's use of the old maxim *caveat emptor* as applied to the builder. It was the architect, or his employer who was the *emptor*. They might have employed a rascally builder who supplied improper materials and sweated labour while they expected to get the best as specified, and in such a case, perhaps, *caveat emptor* might apply. He differed from Mr. Collins when he contended that architects were at liberty to design

impossible buildings and then let the whole of the damage caused by their failure fall on the unfortunate builders. The law might be such that the builder could not obtain redress if his buildings fell, though he carried them out in strict accordance with the drawings; but if the building fell and should happen to kill a few people, and that fall was traced duly to the viciousness of the architect's design, he was not at all sure that the architect might not find himself in the criminal dock, charged with manslaughter, he having prepared such improper drawings.

He had given in that room some years ago his objection to making quantities part of the contract, and he saw no reason now to alter his opinion.

Mr. P. E. Pilditch (Fellow) said he could not agree with his friend Mr. Collins that Mr. Hudson had taken an unfair and one-sided view as against architects in favour of the builders. He thought Mr. Hudson looked at the thing very fairly from both points of view, and advocated nothing more than what an architect with a serious view of his responsibility should take upon himself. He thought most of the difficulties which arose in connection with building contracts were inseparable from the character of building operations, most of which must be undertaken in haste. An employer who wanted a building erected was constantly urging the architect to hurry the matter, and often had no time to properly consider the contract. The builder did not give the conditions due consideration or had not time to do so, with the consequence that difficulties arose during the carrying out of the work.

Reference had been made by Mr. Hudson to clauses in the usual contract as to the character of the work.

He said one clause stipulated that the work should be of the best workmanship and materials, and another that it was to be done to the satisfaction of the architect. Another, which Mr. Hudson considered best of all, combined the provisions for the best work and for the satisfaction of the architect, but he seemed to think that a great many difficulties arose, and were almost sure to arise, out of that clause. He could not agree altogether with Mr. Hudson, for he did not think, so far as his experience went, that difficulties need arise out of that clause.

A point which he thought very germane to this part of the question had not been referred to by Mr. Hudson nor by subsequent speakers. The best workmanship and materials meant the best (he took it so, and had always worked on that assumption), having regard to the character of the building. That was an element running through the whole of the contract with regard to this clause, and there was no difficulty whatever, if the architect and the builder knew their business, in their being able to come to terms as to what constituted really the best materials or class of workmanship, having regard to the size, character, and proposed use of the building on which the work was being done.

But quite apart from that was the question of the specification. All materials should be fully specified as to their character and quality, and everything that went to ensure the satisfactory completion of the building; and he had never found, where such a proper specification was tendered to by a careful builder, that difficulties had arisen.

In regard to the second part of the clause—that the work was to be done to the satisfaction of the architect—he thought that, in practice, a very broad and generally

right distinction was drawn between large and small contracts. In small contracts a comparatively limited number of builders were chosen, all of them probably known to the architect as having previously worked for him, and they knew whether or not he was a reasonable man, and whether they would have fair treatment and could leave everything to "the satisfaction of the "architect." It was different, and perhaps ought to be different to some extent, with very large contracts, where tenders (as was frequently the case) had to be obtained by public advertisement, and where there were no preliminary relations between the architects and builders. There were, perhaps, difficulties in the case of all large public contracts owing to the terms on which all corporate bodies had to do their work.

With reference to the Arbitration Clause, or rather, as he should like to term it, the Independent Arbitration Clause (for an Arbitration Clause might leave the arbitration entirely to the architect engaged by the employer), proposed by the Royal Institute, and almost universally adopted, there were two points within the jurisdiction of the architect—they were when any deviation had arisen between the plans and specifications, or where there was any defective material or workmanship which required to be made right during the progress of the work. Defects showing themselves after the work was finished, and extra works, and omissions, penalties for non-completion or extra charges for delay, bankruptcy of builder, and matters arising out of the construction of the contract, must go, according to that clause, to the outside arbitrator, who must be a Fellow of the Royal Institute of British Architects. He would suggest, by the way, that he should be an architect and a Fellow of the Surveyors' Institution. But accord-

ing to Mr. Hudson, even those things which were within the architect's jurisdiction under this form of contract might be taken from him if (there being also a general Arbitration Clause) the builder had raised questions before the final certificate was given. He did not know whether he rightly understood Mr. Hudson on this point. If he did, of course it was a very serious matter, and the right way to get over the difficulty was a question in which all architects must feel deeply interested.

He thought that, in large contracts, some independent Arbitration Clause would be desirable which should cover the Penalty Clause for non-compliance or delay; but he should object to put into any contract he had to deal with as an architect an independent Arbitration Clause which had reference to matters usually left outside the architect's jurisdiction. Most of the builders he employed were men known to him, and nothing made builders more fairly reasonable than knowing that they could be brought to book at any moment before an arbitrator in a fair and reasonable way by a proceeding which did not absolutely necessitate expensive legislation.

He had had to do with a case involving a very considerable expenditure of time and some £1,000 in costs, to be paid by the party who lost the award, and which arose out of a difficulty connected with this very Arbitration Clause. In that case the question of improper materials was left to the architect. There was a General Arbitration Clause from which this was excluded, but the General Arbitration Clause included the withholding of any certificate to which the builder might be entitled. In the first part of the agreement (not the conditions), there was a provision that any good old material in good sound condition might be used, but

in the conditions there was a clause, as he had said, that any question of improper materials was to be settled by the architect at the time. The question arose, under which clause the provision as to using old materials came—under the clause referring to improper materials and left to the architect, or under the clause left to an independent arbitrator. The architect had not in the case given a final certificate.

It was not for him to say what view was taken of the case by the arbitrator, who was a surveyor and not a lawyer, but he thought it showed how necessary it was to secure accuracy in building contracts, and he thought it might be desirable to obtain the assistance of some legal gentleman, learned on these points, when a contract representing a considerable sum of money was entered into, so that no such clause could be allowed to creep in.

The question as to the state of the law where defects showed themselves after the builder had left the works, was dealt with by Mr. Hudson, whom he understood to say that where there was a clause making the builder liable for defects arising during a certain limited period, that clause would be inconsistent with implied liability in respect of defects not showing themselves until after that period. If so, it would open up a serious question as to such matters as defects in drainage, which were not likely to arise or come to light during the specified three or six months, or indeed until the premises had been for some time in occupation. Then Mr. Hudson said that the same result would follow if there were a final certificate clause and a final certificate were given by the architect ; the implied liability of the builder would be in those cases transferred from the builder to the architect, and following that, in cases where the work was to

be done to the satisfaction of the architect, any expression of satisfaction on his part would have the same effect even apart from the final certificate.

He did not quite see how there could be any definite effective expression of satisfaction short of a final certificate, or how such satisfaction was to be proved; he would like Mr. Hudson to say how the architect could otherwise express his definite satisfaction as to the completion of the works. In the conditions of the Royal Institute the contract merely stated that even a final certificate should not relieve the builder from his liability. So it would appear in those cases that the employer had both the builder and the architect liable to him, and could choose which, if either, he should proceed against in case of difficulty arising.

He thought that a most serious point in Mr. Hudson's paper, and if he would elucidate it further he for one would feel much obliged to him.

He was free to confess that there were many cases where, in his opinion, the architect should be held liable for cases of gross neglect, and he did not think it desirable that in all cases the architect should be able to shield himself behind the builder. It could not conduce to the dignity of the architect's profession for him to be in a position to say to the builder, "You "must take my plans for what they are worth, and "whether you can carry them out or not you must "contract to do so." He thought architects should have the courage of their own technical knowledge and experience, prepare a good set of plans and a careful and detailed specification, and if, after that, the builder made a mistake he must suffer for it.

Mr. W. Eve (Fellow) said that he felt personally very much obliged to Mr. Hudson for bringing forward the subject in the way he had done, but he noticed that in the paper one important word seemed to be repeated many times, and that was "dispute." He remembered an incident which happened on some works he was carrying out some twenty-five years ago. His client wanted him—and he was obliged to do it—to have public tendering, and the work was contracted for by a man who, although not of high financial position, they thought would carry it out satisfactorily. He began to carry it out but soon gave up the job. He (Mr. Eve) wanted to call in an arbitrator, as under his conditions he could do in case of "dispute," but he could not make out that there had been any "dispute," for nothing had been done to which anybody could object, the builder left the works, and he had never seen him since. He got over the difficulty by calling in the arbitrator, not really as an arbitrator, but he thought, inasmuch as the builder had agreed to him as arbitrator, he would call him in in an unofficial manner, and ask him to make a record of the condition in which the builder left the work. He fortunately had no further trouble.

He would ask permission to read a clause which he had used for many years, in order that the meeting might criticise it. It ran as follows: "The arbitrator "shall be Mr. ——" (whose name was filled in before the contract was signed), "who shall have full power to "settle all matters and award costs, and it shall be in "the powerof the building owner (by himself, or by his "architect) or the contractor, to call in the arbitrator at "any time to determine any matter or matters which "either of them may consider requires an arbitrator's

"decision, provided he gives to the other three days' "notice in writing, (served as hereinbefore stated), of his "intention so to do, the submission tc be made a rule "of court." That of course was distinctly opposed to all the speakers on the present occasion.

His idea in framing that clause was that the architect, as acting for the client, was not an independent person. An arbitrator should be an absolutely independent person, who must deal with the matter as though he was as much interested on the one side as the other. That had worked satisfactorily for twenty-five years, and he thought that clause had a tendency to make both the architect and the builder reasonable.

He did not contend that all architects were reasonable, nor even that he was himself reasonable, but he wished to express his opinion that with such a clause no builder had a right to say that he was unreasonably treated. If the builder thought so the answer would be, "Let us call in a man in whom we have confidence "to decide whether the point is reasonable, and so settle "the matter." During the last twenty-five years he had had a large number of contracts, and in every case that clause had worked satisfactorily.

On pages 246 and 247, Mr. Hudson suggested that the quantity surveyor should be the arbitrator. He did not understand how that was to work, for when the quantity surveyor was first employed it was not known who the builder would be. The quantity surveyor might be acceptable to one builder, while he might be repugnant to another, therefore he did not see the good of that step, and he thought it was much better to adopt the course that he had indicated.

On the question of the builder's liability in conse-

quence of the architect's neglect, if, as he understood from Mr. Hudson, that was positively the law he thought the sooner it was altered, the better.

With regard to details, he had adopted a clause which he always found satisfactory. He provided that: "The architect will, from time to time, during the pro-"gress of the works, furnish such detailed and other "drawings as he may deem requisite." He thought that, even under the usual conditions, it seemed absurd for the builder to be able to claim all the details immediately the contract was signed. The details of cornices, for instance, and of many other such things, would, he thought, be absolutely unnecessary at that stage.

As to the form of contract, his own form was about half-a-dozen lines in length, and he got everything that was required in the General Clauses and Conditions, which could not therefore conflict with the terms of the contract. The contract was simply that A. B. agreed to execute the work in conformity with the drawings and conditions and quantities (which he made a part of the contract). He did not see any need to have a contract that could not be expressed in half-a-dozen or a dozen lines, it was better that all the conditions and clauses should be known to the contractor before he tendered.

Another advantage was, that the builder, if he thought he had taken the work a little bit too closely and wanted to back out of his contract unfairly, found it was not so easy, for he would have no ground for saying, "Your contract is so burdensome that I cannot "undertake it." The contract was merely that which

he had undertaken to perform and therefore he had no excuse.

The further discussion of Mr. Hudson's paper was then, on the motion of Mr. H. Northcroft, adjourned to the meeting of Monday, April 13th.

Paper 218.
No. 357.

PAPER ON

THE BILL TO FACILITATE THE CONSTRUCTION OF LIGHT RAILWAYS IN GREAT BRITAIN.

By ARTHUR C. PAIN, Associate.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, March* 16*th*, 1896.

The Council of the Institution having asked me to give my views as to the Bill now before Parliament, I have much pleasure in doing so, and will preface my remarks by mentioning, as I did in the paper which I read before the Institution on the 18th February, 1895, that I shall confine myself mainly to considering what alteration of the law should be made.

To those who have not had an opportunity of reading the Bill brought in by Mr. Ritchie I will shortly describe its provisions:—

Clause 1. Three Commissioners to be appointed by the President of the Board of Trade to carry the Act into effect and to offer every facility for considering and maturing proposals to construct light railways, one of the Commissioners to be paid such salary as the Treasury may direct, not exceeding one thousand pounds a year.

The Board of Trade to appoint, with the consent of the Treasury, the number of officers and the remuneration for the execution of the duties of the Light Railway Commissioners. The powers of the Commissioners unless continued by Parliament cease on the 31st December 1901.

Clause 2. An application for an order authorising a light railway may be made—

(A) By the council of any county, borough, or district, through any part of which the proposed railway is to pass;

(B) By any individual, corporation, or company;

(C) Jointly by any such councils, &c.

Clause 3. The council of any such county, borough or district may—

(A) Themselves construct and work or contract for the light railway authorised;

(B) Advance to a light railway company, either by way of loan or as part of the share capital, or partly in one way and partly in the other, any amount authorised by the order;

(C) Join any other council, person, or body of persons in so doing;

(D) Do any other such act incidental to the above.

Provided that—

(A) An order authorising a council, as above, shall not be made except as directed by the First Schedule to the Act;

(B) A council shall not construct, or work, or contract for any light railway wholly or partly outside their area or advance money except jointly with the council of the outside area or on proof to the Board of Trade that such construction, working, or advance is in the interests of the first-mentioned council, and that the expenditure shall not exceed such amount as will, in the opinion of the Board of Trade, bear due proportion to the benefit expected to accrue to their area.

Clause 4. Where the council of any county, borough,

or district have advanced or agreed to advance any sum, the Treasury may also agree to lend the company any sum not exceeding one quarter of the total amount, and not exceeding the amount advanced by the council.

Provided that the Treasury shall not advance money unless one half of the total amount required for the purpose of the light railway is provided by share capital and one half of which has been subscribed and paid up by persons other than local authorities.

(3) Where the Treasury advance money and the advance by the council is made in whole or part by loan, the loan by the Treasury shall rank *pari passu.*

Clause 5. (1) Where it is certified to the Treasury by the Board of Agriculture that the working of a light railway would benefit agriculture in any cultivated district, or by the Board of Trade that by making such railway a means of communication would be established between a fishing harbour and a market, but that owing to exceptional circumstances the railway would not be constructed without special assistance from the state, and the Treasury are satisfied that an existing railway company will construct and work the railway if an advance is made by the Treasury, the Treasury may agree that the railway be aided by a special advance.

Provided that—

(A) The Treasury shall not make advances unless landowners, local authorities, and others locally interested have by free grant of land, or otherwise, given assistance and facilities ;

(B) A special advance shall not exceed such portion of the total amount as may be prescribed by rules to be made by the Treasury ;

(C) Where the Treasury agree to make a free grant,

the order authorising the railway may make provision as regards any parish that so much of the railway in that parish shall not be assessed to any local rate higher than the land occupied would have been assessed before it was immediately acquired.

(2) A special advance may be a free grant or a loan or partly one and partly the other.

(3) Any loan shall be at such rate of interest as the Treasury direct.

Clause 6.—(1) The total amount advanced by the Treasury not to exceed at one time one million pounds, of which two hundred and fifty thousand pounds may be expended as special advances.

(2) The National Debt Commissioners may, out of the savings bank account, lend to the Treasury such money as may be required for advances on such terms as to interest, sinking fund, and period of repayment, not exceeding thirty years, as may be agreed on between them.

(3) The sums so lent to be repaid out of money provided by Parliament, and, if insufficient, out of the consolidated fund or the growing produce.

Clause 7.—(1) Where an application for a light railway is made to the Commissioners, they shall satisfy themselves that all reasonable steps have been taken for consulting the local authorities through whose areas the railway would pass and the owners whose land it is proposed to take, and for giving public notice, and shall also themselves by local enquiry or such other means possess themselves of such information as may be material or useful for determining the expediency of granting the application.

(2) The Commissioners shall before deciding on an

application give full opportunity for any objections to the application to be laid before them and shall consider all such objections, whether made formally or informally.

(3) If after consideration the Commissioners think the application should be granted, they shall settle the draft order, including provisions for the safety of the public, and particulars of the land proposed to be taken.

(4) The order to be provisional until confirmed by the Board of Trade.

Clause 8.—(1) The Commissioners shall submit any order to the Board of Trade accompanied by particulars and plans, also a report stating objections made and how dealt with.

(2) The Board of Trade to give public notice of the order and state when objections can be lodged with them.

Clause 9.—(1) The Board of Trade to consider any order with special reference to—

(A) The expediency of requiring the proposals to be submitted to Parliament; and

(B) The safety of the public; and

(C) Any objection lodged with them.

(2) The Commissioners to give the Board of Trade any information or assistance.

(3) If the Board of Trade consider the undertaking too great, or if for any other special reasons they consider that it ought to be submitted to Parliament, they shall not confirm the order.

(4) The Board of Trade shall modify the provisions of the order for ensuring the safety of the public.

(5) Any objection lodged with the Board of Trade, and not withdrawn, to be considered, and if the objection should be upheld, the Board shall not confirm the order, or shall modify the order to remove the objection.

(6) The Board of Trade may remit the order to the Light Railway Commissioners for further consideration.

Clause 10. The Board of Trade may confirm the order, with or without modifications, and an order so confirmed shall have effect, and shall be conclusive evidence that all the requirements in respect of the order have been complied with.

Clause 11. An order may contain provisions for—

(A) The incorporation, subject to exemptions and variations mentioned in the order and of the provisions of the Clauses Act as defined by this Act; and

(B) The application as may be considered necessary of any enactments mentioned in the Second Schedule (being enactments imposing obligations on Railway Companies with respect to safety of the public, &c.); and

(C) Giving the necessary powers for constructing and working the railway, including power to make agreements with railway and other companies; and

(D) The constitution, as a body corporate, of a company for carrying out the objects of the order; and

(E) The representation on the managing body of the railway of any council who advance, or agree to advance, any money for the purpose of the railway; and

(F) Authorising a council to advance or borrow money for the purposes of the railway, limiting the amount, and regulating terms; and

(G) The manner in which the profits are to be divided, where a council have made an advance as part of the share capital of the company; and

(H) The proper audit of the accounts where the managing body is not a local authority; and

(I) Fixing the minimum rates and charges for traffic; and

(J) Empowering any local authority to acquire the railway; and

(K) Any other matters which may be considered auxiliary to the objects of the order.

Clause 12.—(1) The Clauses Acts, as defined by this Act, and the enactments in the Second Schedule thereof, shall not apply except so far as they are incorporated or applied by the order authorising the railway.

(2) Subject to the foregoing provisions of this Act and any special provisions in the order, the general enactments relating to railways (including the Railway Clearing Act, 1850) shall apply, as to any other railway; the light railway company shall be deemed a railway company, the order a special Act, and any provision thereof a special enactment.

Clause 13.—(1) Where any order incorporates the Lands Clauses Acts, any matters, which, under those Acts, may be determined by the verdict of a jury, by arbitration, or by two justices, shall be referred to and determined by a single arbitrator appointed by the Board of Trade, and the provisions of this Act shall determine any such matter in lieu of those of the Lands Clauses Acts.

(2) The Board of Trade may, with the concurrence of the Lord Chancellor, make rules fixing a scale of costs for any such arbitration, and limit the cases in which counsel are to be allowed;

(3) The Arbitration Act, 1889, shall apply to any arbitration under this section.

Clause 14.—(1) If the Board of Trade hold a local

inquiry, Part I. of the Board of Trade Arbitrations, &c., Act, 1874, shall apply; as if

(A) The inquiry was held on an application made in pursuance of a special Act; and

(B) The parties making the application for the order authorising the light railway, and in case of an inquiry held with reference to an objection made to such application, the persons making the objection in addition were parties to the application within the meaning of Section 3 of the Act.

(2) The Board of Trade may make rules for regulating the time within which objections must be made, the manner in which any notice must be given, and any other matters which may be expedient to regulate by rule, for carrying this Act into effect.

(3) Fees fixed by the Treasury on the recommendation of the Board of Trade in respect of proceedings before the Board of Trade or the Light Railway Commissioners.

(4) Any expenses of the Board of Trade shall, except so far as provision is made under this Act, be defrayed out of moneys provided by Parliament.

(5) The Board of Trade shall present to Parliament, annually, a report of their proceedings, and also those of the Light Railway Commissioners.

Clause 15.—(1) The council of any county, borough, or district may pay any expenses incurred by them, and allowed by the Light Railway Commissioners with reference to any application for an order, as general expenses, out of the borough fund or rate, and as general expenses under the Public Health Acts, respectively.

Provided that any such expenses incurred by a county council may be declared by the order, or if an unsuc-

cessful application, by the Light Railway Commissioners, to be exclusively chargeable only on certain parishes in the county, and shall be levied accordingly for a special county purpose.

(2) Where the council of any county, borough, or district are authorised to expend any money by on order, they may raise the money required:

(A) If the expenditure is capital expenditure, by borrowing in the manner authorised by the order; and

(B) If it is not capital expenditure, as if it was on account of the expenses of an application.

(3) The Board of Trade may, on the application of any council, extend, subject to limitations, the limit of amount the council are authorised by an order to borrow or to advance to a light railway company, and the limit so extended shall be substituted for that fixed by the order.

(4) Where an order authorises any council to borrow, suitable provision shall be made for requiring the replacement of the money borrowed, within a fixed period not exceeding sixty years, either by means of a sinking fund or otherwise.

(5) Any profits made by a council shall be applied in aid of the rate out of which the expenses of the council are payable.

Clause 16.—(1) The councils of any county, borough, or district may appoint a joint committee for the purpose of any application for an order, or for joint construction or working, or for any purpose in connection with a light railway for which it is convenient those councils should combine.

(2) The provisions of the Local Government Acts of 1888 or 1894, as the case may be, with respect to joint

committees, shall apply to any joint committee appointed by any councils who could appoint a joint committee under those Acts. But where the councils have no power to appoint, the provisions in the Third Schedule shall apply.

Clause 17. Where a company have power to construct or work a railway, they may be authorised by an order to construct and work or work the railway or any part of it as a light railway.

Clause 18. An order authorising a light railway may be altered or added to by an amending order made in like manner and with provisions like the original order.

Provided that—

(A) The amending order may be made on the application of any authority or person; and

(B) The Board of Trade, in considering the expediency of requiring the proposals for amending the order to be submitted to Parliament, shall have regard to the scope and provisions of the original order.

Clause 19. This Act shall apply to Scotland with the following modifications:—

(1) The Secretary for Scotland substituted for the Board of Agriculture.

(2) References to the council of any county, borough, or district, construed as references to the county council of any county, or the town council, or where there is no town council the police commissioners of any burgh.

(3) "Arbiter" substituted for "arbitrator" and that arbiter be deemed to be a single arbiter within the meaning of the Lands Clauses Consolidation (Scotland) Act, 1845, and the Acts amending the same. The provisions of those Acts with respect to an arbitration shall

apply, in lieu of the provisions of the Arbitration Act, 1889.

(4) The Lord President of the Court of Session substituted for the Lord Chancellor.

(5) The provisions relating to district councils not to apply.

(6) "General purposes rate" and "burgh general assessment" substituted for "general expenses" and "borough fund or rate" respectively.

(7) The expression "Clauses Acts" shall mean the Lands Clauses Acts, the Railway Clauses Consolidated (Scotland) Act, 1845, the Companies Clauses Consolidation (Scotland) Act, 1845, the Companies Clauses Act, 1863, the Railways Clauses Act, 1863, and the Companies Clauses Act, 1869.

(8) Where expenses are chargeable upon certain parishes only, they shall be levied and collected within the parishes chargeable in the same manner as the general purposes rate under the Local Government (Scotland) Act, 1889.

(9) References to the Local Government Act, 1888 and 1894, construed as references to the Local Government (Scotland) Act, 1889.

Clause 20. This Act not to extend to Ireland.

Clause 21. In this Act, unless the context otherwise requires, the expression "light railway company" includes any persons or body of persons, whether incorporated or not, who are owners or lessees of any light railway authorised, or who are working the same under any working agreement.

The expression "Clauses Acts" means the Lands Clauses Acts, the Railway Clauses Consolidation Act, 1845, and the Railway Clauses Act, 1863, and the Companies Clauses Acts, 1845 to 1889.

The expression "share capital" includes any capital, whether consisting of shares or of stock, which is raised by means of borrowing.

Clause 22. This Act may be cited as "The Light Railways Act, 1896."

In my opinion the Light Railway Bill of the present Government is infinitely superior to that of last year, which was withdrawn, and it is with no desire to unduly criticise that I venture to make a few comments on some of the provisions.

Clause 1. Assuming always that the Commissioners proposed to be appointed are persons skilled in the subject-matter to be enquired into, I think as an authorising body the Commission would be far superior to the County Council or Councils as proposed in the Bill of last year.

I must, however, express a doubt as to the desirability of paying only one member of the Commission, and I question whether two other gentlemen could be found with the necessary experience who would give as much time and trouble as might be necessary without remuneration. It must be remembered that an entirely new procedure is to be put in force, and it is of the utmost importance that the three Commissioners should be known to be skilled in legal, engineering, traffic, and financial questions. The same skilled professional assistance that has hitherto been engaged in railway undertakings will not be forthcoming in the projection of light railways, and it will be the duty of the new Commissioners to guide the promoters of light railway schemes in putting into shape what would probably be very crude projects. In nearly every case these light railways will join, either at one end or both, one or more of the main lines, and as the latter are managed by skilled boards of directors

and officers with large funds at their disposal, considerable opposition may be expected if they think their interests are likely to be affected prejudicially. There is also sure to be some opposition from land owners, and the Commissioners will have to act the part of mediators between the conflicting interests of those who are in favour of a light railway and those who are not.

Clause 2. This is very broad, although I think in practice the initiative will be taken by individuals or companies rather than by authorities.

Clause 3. I look upon this clause as a most valuable one in principle, but hard to carry out in practice, as the rating area is too large. It will be most difficult to get a rural district and still more a county council to subscribe for the share capital of a light railway on the border, so to speak, of the district. Railways more often than not follow valleys, sometimes on one side of a river or stream and sometimes on the other. If, as most likely is the case, the stream forms the boundary between two rural districts, the light railway would be at the edge of each district, and the majority of the representatives of the rural council would never agree to tax themselves for the benefit of the minority. If the rural council or councils could make a special railway rate on those parishes in their district which were benefited by the railway, then, I think, in many cases a rate would be willingly agreed to and be much more popular than say a sewerage rate. I do not, however, see any provision in the Bill to meet this.

Clause 4. This provides for the Treasury advancing 25 per cent. of the cost of the railway as a loan, which is helpful, but it would have been much more so if 50 per cent. of the ordinary stock had been taken. I take it that this clause practically permits the raising of half

the cost of the railway in ordinary shares and half in loans.

Clause 5. This will work very well in helping to make lines where they will be of considerable local advantage in districts with little traffic at the moment, but which are capable of considerable development. Such places are often to be found, particularly near the sea. Sub-section (c) of this clause is the thin end of the wedge, and is a principle which might be extended with great advantage to all light railways. I think, however, a further useful proviso might be added, viz. that when 3 per cent. is paid for two years following on the ordinary stock the railway should be rated in the usual way.

Clause 6. This limits the total advances of the Treasury to one million pounds, and would no doubt be extended as the usefulness of light railways became fully appreciated by the public.

Clause 7. Here commence the directions as to the procedure to be adopted in obtaining the authorisation of a light railway.

Clause 9. Sub-section 3 of this clause, which provides for the rejection by the Board of Trade of a scheme for a light railway, will, I think, cause great hardship, which might in many cases be avoided if the Board of Trade, after a scheme has been put before them in general terms, with the route of the line laid down on a one-inch ordnance map, would decide whether or no it is desirable that the project should go before Parliament or the Commissioners.

Clause 11.—(b) Here again the Commissioners will have most important questions of principle to decide, which must of necessity vary in every scheme enquired into, and my experience is that as it is generally the

public at large, and not the inspecting officers of the Board of Trade, who are so "exigeant" respecting questions of public safety. The Commissioners therefore will have to be strong men to resist the pressure of local authorities to expend unreasonable sums in costly road bridges, and of the public for expensive station buildings, signalling, &c.

Sub-section (i.), dealing with railway rates, will also need very skilful handling by the Commissioners unless the light railways are to be worked at a loss.

Clause 13. This is of exceptional interest to members of the Institution, and has, I think, a very important bearing on the acquisition of land, tending to a saving in costs and unreasonable claims. May I be permitted to say that I hope the Board of Trade will consult the Council of the Institution as to the arbitrators who are to be selected by them.

Clause 15. This provides for the expenses of local authorities in promoting schemes, and enables them to make a special rate on certain parishes. I think, as I said before, that this principle should be extended, and that in all cases the parish benefited, rather than the county, should be the rating unit. The question of repayment of loans dealt with under this clause is an important one. I think the repayment should not begin until five years after the opening of the line for traffic.

Clause 17. This is a very valuable clause, as it will enable many branch lines now working to get rid of most onerous conditions as to modes of working which have been forced upon them under their own Act or under Public Acts passed since they were constructed, and it will, I take it, enable the owners of many tramroads and mineral lines to get the necessary legal authority

to carry passengers and goods as well as minerals—which will be of great advantage to the public.

Clause 18. This gives power to get an amending order, which is a very useful provision, because it is generally found that, as a scheme proceeds, its usefulness is more appreciated and more extended powers and a greater expenditure become necessary. In practice I think it would be found that the main line companies would be willing, under pressure of public opinion, if not of their own free will, to make grants in favour of light railways or give guarantees of minimum interest, or otherwise to help in placing the necessary capital. They may also be willing to work the lines when constructed, but I cannot see any power in the Bill that would enable the main line companies to do one or more of these things simply by obtaining the sanction of their shareholders to such help being given under the terms and conditions embodied in the order. A clause to enable this to be done should be inserted in the Bill.

I do not feel quite sure as to the powers of the Bill covering the case of an existing line being purchased by a county, district, or borough council by compulsion, and being extended or worked by the council.

I cannot conclude without expressing my opinion that the Bill will enable those desirous of doing so to extend the benefits of railway communication to all parts of the country, and will tend, to encourage agriculture and other industries as well as bring back the population to the rural districts.

Paper 219.

ARE LIGHT RAILWAYS DESIRABLE?

By A. E. CHRISTY, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, March 16th*, 1896.

The question of light railways, now that Parliament and the general public are seriously discussing the matter, is one of special interest to most members of this Institution.

There can be no doubt that light railways would be extremely desirable from a surveyor's or engineer's point of view, especially if there were any general movement for their construction. They would undoubtedly be productive of a large amount of professional work. It is not, however, our custom in this Institution to consider such subjects from the standpoint of personal interest, but rather to take a larger view, and endeavour to ascertain how far any particular proposals are likely to serve the general interests of all concerned.

This being so, I have endeavoured to set down very briefly certain considerations which seem to me to tell against the establishment of light railways.

It is easy to applaud proposals which have for their object the amelioration of the distressed industry of agriculture. It will be a less popular course, but perhaps as useful in the long run, to look a little more closely at the matter, and endeavour to decide whether the suggested light railways will really tend to the relief of

present conditions, or whether they may not, on the contrary, lead to their aggravation.

The primary object of these railways appears to be, not the carriage of passengers, but the cheapening of the carriage of produce of all kinds to and from the remoter country districts, in order to help those farmers who occupy land at a long distance from an existing railway station,

(1) By giving them greater facilities both for the carriage to market of the produce of their farms and for the conveyance to those farms of manure (artificial and otherwise) from the town, and not only to cheapen the carriage of the produce now grown by them but—

(2) To enable them to grow other kinds of crops now that corn, and especially wheat, does not pay.

The question of greater facilities for the disposal of "light produce," which I take it means vegetables of all kinds, fruit, milk, butter, poultry, and eggs, has been specially mentioned in connection with these railways.

Consideration will, I think, show that this cheapening of carriage will be at the expense of the producers (and in the end of the landlords) in the now more favoured districts, unless new markets can be opened up for the disposal of produce from the new sources or unless an equal amount of foreign produce be displaced.

Indeed, I would venture to state that a really general movement for light railways is likely to have an effect upon vegetable and fruit growers and upon milk producers similar, but of course on a smaller scale, to that which foreign competition in the case of corn has had upon agriculture generally. Their formation would tend to cause more frequent gluts in the markets, and to lower

prices to a ruinous extent. The consumer would get cheap vegetables and milk at the expense of farmers, market gardeners, and cowkeepers, as he already gets his bread at the expense of the British wheat grower.

Proper compensation must be paid to landowners, and this cannot be expected to be much less, proportionately, than for an ordinary railway, unless tramways, and not light railways, are to be made.

Any railway such as those proposed, unless it is to be simply a steam tramway from one town to another, must start from an existing line, and necessarily from a station on that line, which would already be the centre of a more or less populous district. After passing through land already built upon, which would have to be bought at a fair price, it would, speaking generally, go first through or upon the road in front of building land, or prospective building land, which for this purpose may be called land of the first class. Then through or past what may be called the second class of land, under which head I put market garden land and allotments, and the holdings of the small class cowkeeper or dairyman. These are included in belts of land round the starting point and round each town or village served by the new line, varying in width from, say, one mile to a quarter mile radius, according to the population of the centre—land which, if the demand for the light produce mentioned above were sufficient to pay for its production, would already have been utilised for that purpose. Thirdly, the railway, if it is to be made for the benefit of agriculture, would run into the purely agricultural or third-class land, which is the property it is proposed to improve. This I will consider first, as the compensation in this case will be the least.

Seeing that corn-growing on farms now close to a

station cannot be made to pay, will the little assistance given to a corn-grower by the new lines, in delivering his corn and getting back manure, make any serious difference? The horses which he is compelled to keep for cultivating his land would often be standing idle if they were not upon the roads. If he turns his attention to the growth of light produce instead of corn, or in addition thereto, he will have to compete with those already in the business, to whom I shall refer later on.

Will not horse-breeding be affected? It seems hardly likely that light railways will, at any rate, create a demand for horses of any kind, more especially if the new motor carriages are introduced.

It must be remembered that agricultural land is also sporting land, and almost the only land available for shooting and hunting in this country. These field sports not only give some small return to impoverished landowners, in the form of recreation, but cause money to be spent in the district by those who would not otherwise go into the country at all. The railways (unless they are to be simply steam tramways along existing roads) must interfere with shooting, and more especially hunting, within large areas on both sides of the line, as much as the existing railways do, both by severance and by the noise and traffic upon the line.

The risks to sheep and cattle crossing the line and their liability to stray along it, unless the fencing and farm crossings are constructed in a very costly manner, must also be taken into account.

Moreover, the very train which is to take the farmer's produce to market will probably come back to the villages with foreign meat, flour, eggs, fruit, and butter. Foreign meat is now sold at even the smallest market town served by a railway.

The tradesmen of the villages passed through must be driven away by competition with those of the towns.

It is a question therefore whether this purely agricultural land would be so much benefited as hoped for by the promoters of the Bill, or to such an extent as to enable the owners to make free grants of land as suggested in Section 5 of the Bill.

Returning to the first class of land cut through by the new line, *i.e.* building land. If the railway is to run beside the highways on the field side of the fence, as is often proposed, the severance of the adjoining land from the road would be a serious damage. It would probably cease, on one side of the road, to have any value at all as building land until the expense of new roads and sewers had been incurred.

If the line avoids the roads it must occupy and also sever land of prospective building value, and this damage must in all fairness be paid for.

If the road itself is utilised and steam tramways used, the frontagers must suffer from the noise and smoke, especially in a residential neighbourhood. There are many other objections to the use of the roads themselves for steam tramways, such as the frightening of horses and the danger to life and limb of loiterers on the road. Steam tramways now appear to have been given up entirely in the London suburbs. Tram lines worked by horses would be more popular, I think, with farmers, but these can hardly be called light railways.

It will be difficult to utilise many of the country roads as they now are, for tram lines, owing to their being often too narrow and too crooked. All country roads are by no means like the Roman roads, such as Watling Street, in their straightness or in their width.

It must be remembered that there are already rail-

ways running more or less parallel, and near, to almost all the chief main roads or the old coach roads. There are some exceptions that I know of, but a glance at any county map will show that this is the rule. For this reason the majority of roads which are, from their breadth and straightness, the most suitable for tram lines are those least likely to be wanted for that purpose, unless these roads, such as Watling Street in Kent, are utilised in order to compete with the present railway companies, so as to lower their rates.

The country roads would, most of them, require both widening and straightening in many places, besides the gradients being improved, before the steam trams could run without danger to persons driving along the roads.

Coming now to the land included in the second class; —land already used or available, more especially for market garden purposes and by small dairymen, round the towns and villages served by the railway and round those from which it branches out of an existing line. The produce of this land is probably all consumed in the neighbourhood, and the land itself commands a higher rental, as its proximity to the town admits of several journeys to and from the town in the course of the day.

The land actually touched will no doubt be paid for and compensation given for that severed, as in the case of building land; but other land not touched by the undertaking must, by the competition caused by the railway, be reduced in value.

The outlying farmers will be able to supply vegetables and milk at a cheaper rate than the tenants of such land unless their rents are lowered.

These gardeners and dairymen are the class in the

district who would be particularly hardly dealt with if they had to contribute to a district or borough rate in aid of the railway, or even to a county rate used for that purpose.

Now let us leave the owners of land in the actual district through which a new line may be constructed and come to a much larger class of owners who will be in a more serious position than those just mentioned. Their land may be 50 miles or more from a light railway, and yet be affected by it.

Take as an example the case of Essex, that much maligned county. There is an enormous area of suitable land close to existing railway stations, already available for the production of any kind of crops besides corn, if only they paid to grow. It can be fairly stated, I think, that a larger bulk of market garden produce (I am not including fruit) already comes into London by road and rail from this county than from any other, Kent not excepted. There is also an enormous quantity of milk sent to London and the suburbs from all parts of the county, to say nothing of hay and straw.

Good arable land and grassland anywhere within say 10 or 15 miles by road of a London market has commanded up till now an increased rent above that of ordinary agricultural land of equal quality, further off, owing to the small cost of delivering by road its produce (whether greengrocers' stuff, straw, or hay) directly into the markets, and of bringing back manure.

The produce from this land has already to compete with that from farms 30 or 40 miles by rail from London, owing to existing railway facilities and the cheaper rents of the distant farms. This results from the increasing endeavours of enterprising farmers to improve their prospects, now that wheat-growing does not pay, by

growing light produce for market and selling straw and hay. There is already too often a glut in the markets for straw, hay, and garden stuff, and also in the milk trade.

Further facilities, unless other markets are opened up or the demand is increased for this light produce, would have a tendency to ruin the farmers, market gardeners, and cowkeepers near London, unless rents were lowered to almost the level of those of the remote farms.

Remarks which apply to the county of Essex apply similarly to other of the Home Counties. And with respect to Kent, with its fruit-growing industry, the gluts in the market for this perishable crop are as serious, or more so, than those in the milk trade of other counties. That which applies in the case of the Home Counties with London as a centre, is applicable to a proportionate extent, I take it, to land round other large towns. So that the numbers of landowners and tenants affected by this Bill must be very large.

The depreciation in value of the land round the great centres of population would be in proportion to the extent to which the expense of carriage from the remoter districts is reduced. In other words, the remoter districts must benefit only at the expense of those nearer the centres, and rents would have to be readjusted to these altered conditions.

Unless the owners of these lands oppose each application for a railway in their county there will be for them, so far as I understand the present law of compensation, no redress whatever. If they are, in addition, to contribute to the railways, either as district or county ratepayers or even as taxpayers, they will be further injured.

If, as I mentioned above, the increase of produce from the remoter districts were to supplant an equal portion of foreign produce, or would open fresh markets, these railways would be a great benefit to all branches of agriculture. It is, however, extremely doubtful whether any portion of the foreign imports would be affected. Poultry, butter, and eggs seem the only items which might, under careful management in their packing and collection, be after a time delivered in the towns as cheaply as the foreigner can deliver them, but these are very small items of agricultural produce.

Leaving the question of direct and indirect damage to landowners by the new railways, let me review now the question of advances in aid proposed by the Bill. These are from the councils of counties, boroughs, or districts (see Sections 3 and 4 of the Bill) and from the Treasury.

Taking first the borough and district rates. If contributions were made from either of these rates, my second class, or owners and occupiers of market garden land and small cowkeepers and such like, in the district served by the railway would be unfairly dealt with. The borough rate will have, so far as I can see, practically the same effect as the district rate on the class aggrieved. If, secondly, the county rate were to contribute, that larger class of owners outside the area served by the railway would suffer, as well as those mentioned as suffering by the district rate inside that area. There is then great objection to grants in aid from either district, borough, or county rates.

There would seem less objection to contributions being made from the Treasury alone, for the cost would in this case be distributed among the whole body of taxpayers.

The taxpayers in London and the large towns would,

as consumers, be reaping the chief advantage from the competition produced by the railways. But a large majority of landowners (important in numbers if not in the acreage owned) would, even in this case, be contributing towards the establishment of railways which would lower their rents.

To summarise the points of this paper with regard to agriculture generally. Unless it can be clearly shown that by the construction of a light railway in any district, or concurrently therewith, additional demands for agricultural produce of some kind will be created and maintained, or a portion of foreign produce kept out of the country, it would seem unwise, in the interests of landowners as a whole, to encourage their establishment.

Any benefit gained by farmers and landowners in one district from their formation would be counterbalanced by the loss sustained in other districts nearer the centres of population. There would therefore be little gain to agriculture as a whole.

Moreover, the development of these railways would tend to bring into the remoter districts more foreign produce than before.

Aid from either the district, borough, or county rates would certainly aggravate the situation.

If the procedure for sanctioning the construction of this kind of railway is cheapened in the way proposed by the Bill, it will be easier for new or existing companies to undertake their establishment where they are required.

Where they are really required, and will be likely to pay, will they not then be constructed without aid from either the rates or from the State?

I shall be glad if the views I have ventured to put

forward in this paper may lead to further discussion on the various points.

Mr. J. W. Batten (Associate) said it was with great pleasure that he proposed a vote of thanks to Mr. Pain, who had from the very first consistently urged the necessity for some system of light railways. Notwithstanding the somewhat pessimistic views of the reader of the second paper, he thought that people were beginning to see in all parts of the country that cheapening of the conveyance of produce must benefit the producer. He himself, having spent several millions of other people's money in making railways, knew that in certain parts of the west of England lands had, in consequence of better communication, increased threefold in value. Where such an apparently simple commodity as strawberries was produced in the west of England, a railway had raised the value of land from £1 10*s.* to £5 an acre, and from Cornwall, not only single trains, but train after train came laden with produce which could never have reached the London market had it not been for the railways. Wherever, in the north of Cornwall at all events, new railways were introduced, there was an increase of values generally, which must in the long run find its way into the pockets of the producers.

It seemed to him a little strange that in 1896 a meeting of practical men should have to discuss the question of light railways and how to get them, when close at hand—in Holland for example—a system of such railways has for many years existed in successful operation. Why was it that this country, the mother of railways, alone lagged behind ?

He had given much attention to this question, and

had within the last few months travelled over many miles of light railways.

They were called "light railways," but he scarcely thought it a suitable term. Railways should be described as railways of the first class, which included the principal main lines, railways of the secondary class, and lastly what he might call tertiary railways.

The only necessary distinction between the classes was the limit of speed and the weight on each axle. He would leave the construction, the amount of power required, and everything but speed and the weight on each axle to the engineers.

Railways of the first class might be inspected by the Board of Trade, if necessary, *usque ad nauseam*. Railways of the second class, with trains travelling at a speed of not more than 25 miles an hour, and having on the axle not more than 10 tons, might reasonably have a modified list of Board of Trade requirements.

But where railways did not run at a higher speed than 12½ miles an hour, and had not more than 8 tons on each axle, he would suggest that they might safely be free from all control whatever, in the same way as ordinary vehicular traffic. In Holland, by the law of October, 1889, the maximum speed was, in the case of secondary railways, 25 miles an hour, and in the case of tertiary railways, 12½ miles an hour, which restriction was considered in itself a sufficient protection, while tertiary railways were exempt from all inspection except that of their engines.

The reason why capitalists did not embark in the construction of light or tertiary railways was that the requirements of the Board of Trade in the shape of signals, platforms, level crossings, and stations, and other appliances, were killing. As a contrast to our own

he might mention the system in Germany. There a light railway ran out of the main street to an adjoining village, without terminus, stations, platforms, or anything of the kind. The train ran on the main road and discharged passengers, who took their tickets in the train. There were several level crossings where the train could be stopped when required to take up or put down passengers.

So in other parts of that country there was found to be no difficulty at all in running these trains, for no expensive appliances were necessary when going at that limited speed.

The difficulty of procedure as to plans and sections and other matters under the Parliamentary Standing Orders was another point to be considered, for in foreign countries these obstacles scarcely existed. He had personally had much to do with the making of railways in Argentina. There, after the two termini were laid down and the general line of route was indicated, the first thing the Congress had to decide upon was whether a light railway or a steam tramway, as it might be called, from the one point to the other, was necessary. The existing large scale Government map showing the property of every owner was submitted by the engineer who applied for the concession, and on that map was laid down, roughly, the line, as he proposed to run it, from the one point to the other, but Congress gave the engineer the widest possible limits of deviation. If he found certain landowners obstinate, he might alter the line of the railway and take it by another route, through other land, the owners of which would probably help him by subscribing, thus much reducing the primary cost.

He thought the weak point of the Bill was that it

perpetuated the system of Board of Trade inspections, or rather did not entirely free undertakings of the kind proposed, from them. There was also, he thought, no provision in the Bill for enabling existing railway companies to make and work the proposed lines. It was idle for a body of promoters to go into a rural district and set out a line which must join one of the main lines of railway (and, perhaps, even be antagonistic to it), and then to insist on a working agreement. The Government should be able to say to an existing railway: There are wanted in the vicinity of your system several branch railways. If you will make and work these, you may use rails and rolling stock taken from your main line, not fitted for your fast traffic, but very suitable for the branch line, and we will guarantee a minimum dividend of 2 per cent. on your outlay not exceeding £3,000 a mile. If the Government would say this, he felt sure that there would be made something like 400 to 500 miles a year.

The Government might guarantee, say, 500 miles at a cost of £3,000 a mile at 2 per cent. = £60 per mile per annum, giving that guarantee only on the condition that the landowners were favourable to the making of the line, and that the line was worked by an existing railway at a percentage. That was the way in which the question was dealt with in Ireland. The railway to which the branch line was joined worked it at a percentage, perhaps even as high as 75 per cent. If the railway earned only £4 per mile per week, which he thought was the lowest gross earnings of any railway he had been connected with (and he had been connected with some very bad ones), the main line had at any rate £1 per mile per week to pay the Government; or, in other words, £52 per annum to pay the Government

guarantee of £60. There was thus only, at the very worst, an actual risk to the Government of £8 per mile per year. Gradually these lines would probably rise from paying £4 to paying £6 or £7 per mile, and the guarantees would be freed, and shareholders would get a fair dividend.

His experience—and he did not suppose it was his alone—was that in the country there were hundreds of people wanting railways who would gladly invest their money at 2 per cent. in a railway which served their needs—men who owned mills, manufacturers, brewers, and others who had works along the line. He had himself been a director of a railway which, as a matter of fact, never paid any apparent dividend at all. But one large manufacturer on that line said, "I have sub-"scribed £10,000 to the line; I have never had a dividend; "but I have had 10 per cent. for years in the saving of "my cartage bill."

It would be found that if these lines could be freed from inspection by the Board of Trade, if the expenses of the Parliamentary inquiry and of the acquisition of land could be limited, and if the Government guaranteed a minimun of 2 per cent. on £3,000 a mile, many main lines would make branch railways and work them at 75 per cent., and from 400 miles to 500 miles of line would be made every year. He did not think that an unimportant length to be made, for railway construction was gradually declining. In 1860 and 1865 we were making 500 or 600 miles a year, but in the last five years we had made less than 200 miles a year. Was not it worth while, then, to put a shoulder to the wheel and try to get these branch railways made in order to benefit not only the agriculturists, but the general trade of the country?

Mr. C. Oakley (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. Pain, who had given the Institution the benefit of his wide experience in two papers on a question in which he personally took a great interest. A hearty vote of thanks was also due to Mr. Christy for his paper on the subject; and although he appeared to take rather an adverse view of the question, he had given the meeting the advantage of being able to look at the matter from both sides. Therefore he thought both readers were entitled to a vote of thanks for their papers.

He thought the question of light railways a very important one, as he hoped their construction would prove of some benefit to the agricultural interest. He was not one of those who thought that the making of light railways, whether they represented 500 miles a year or 1,000 miles a year, would revolutionise the conditions under which British agriculture strove to exist at the present time, but nothing must be viewed with indifference which was likely to bring about any good in that direction.

He agreed that what was really wanted was better prices, for nothing would materially improve the present condition of agriculture unless the price of corn were raised something like 10s. a quarter all round. Light railways would not do that; but still he thought they might be decidedly useful in many ways, and that their construction should be encouraged. Any scheme of the sort should be started as rapidly as possible, for if it were not done promptly it would not do much towards solving the problem which had seemed for so many years almost, if not quite, insoluble. He thought the matter should be looked upon as one of public improvement, and not in the light of benefit to shareholders

or anyone concerned, or for the earning of dividends, or as a matter of speculation. It should be recognised that the scheme was proposed on public grounds as a public benefit in order to endeavour, if possible, to afford some relief to the present depressed state of agriculture, which after all was the most important industry of the kingdom. If all would regard the question from that point of view, he thought it would go far to facilitate the construction of these railways.

It was very necessary that the question of the acquisition of land should be regarded from a strictly practical point of view, and that owners who were required to sell land for light railways should not expect such liberal compensation as they were in the habit of receiving for railways of the ordinary class. The Lands Clauses Act provisions were barred entirely, no part of them being incorporated. Clause 13 provided that compensation should be settled by an arbitrator appointed by the Board of Trade. That he thought was fair and reasonable. It did not say how the arbitration was to be conducted, but Clause 12 said: "Except so far as they "are incorporated or applied by the order authorising "the railway," so that until that order was made they had no information as to how the compensation was to be assessed.

At the meeting of the Light Railways Conference many opinions had been expressed against allowance for compulsory sale in the case of the proposed light railways. As to the rate of interest, he did not think that, in the present state of the money market, this should be higher than three per cent.

The importance of securing the co-operation of large railway companies had been alluded to. He thought that important, for light railways could never be

worked to advantage if they were opposed, or tabooed by, the great railways; opposition from them would be almost fatal to the Bill, for light railways could never be worked quite independently with any prospect of leaving a margin of profit after paying expenses—in fact in many cases he was afraid they would not even pay expenses.

It seemed to him that Mr. Christy's remarks took the subject back to the early days of the century. The same objections were all urged originally when railways were first projected, but if every objection were to be considered, no improvements could be carried out. He supposed that no large improvement could be made without injuring somebody.

It was idle at the present time to oppose any public improvement on the ground that it would interfere with sporting. The same arguments were applied to railways when they were originally proposed 50 or 60 years ago, and such objections could hardly now be brought forward against an improvement likely to be of benefit to the public at large.

Reference has been made by Mr. Batten to the case of Argentina, where he said they could extend the limits of deviation two or three miles. It might be very well in Argentina, where land was worth very little, and no interests were likely to be interfered with, but it was not to be expected that the assent of Parliament here would be given to such a procedure.

The details of the scheme appeared to be more a question for engineers and promoters than for surveyors, but in any case he thought it was hardly likely that any Act would be passed to make promoters entirely independent of the Board of Trade, as Mr. Batten seemed to suggest. He thought the Board of Trade, judging from

Mr. Ritchie's speech to the deputation, of which he (Mr. Oakley) formed one, admitted that great relaxations must be made in the regulations hitherto enforced. It did not appear how far these relaxations would go, but Mr. Ritchie hinted that it would be necessary to very much alter the present regulations in regard to fencing, signals, stations, and so on, and that each case must be considered on its own merits, and he indicated that he should be prepared to give way to a great extent on such points.

Another point worth referring to was that the Bill appeared to provide that after a scheme had been submitted to the Board of Trade, and after it had passed the Commissioners it was still left to the Board of Trade to decide whether it should go before Parliament.

He thought it might well go in the first instance before the Board of Trade, who might decide whether it should go before Parliament or not, thus saving a duplication of procedure.

He hoped to live to see many of these light railways made and working to the benefit of the public at large, but he was afraid that it was a little too much to expect that they would raise the fallen fortunes of our agricultural friends.

Mr. W. M. Acworth (Visitor), said he so entirely agreed with almost every word of Mr. Pain's paper that it was difficult for him to criticize it. He believed, with Mr. Pain, that apart from the question of state aid, which, for better or worse, formed an integral part of the Bill, and which therefore it was useless to discuss, the constitution of the Commission was the most important point in the Bill.

The Bill, as he understood it, proposed to refer the

whole question to a Commission consisting of two amateurs and one gentleman who valued his professional position and prospects so highly that he was prepared to take £1,000 a year as a maximum for five years, with the possibility that the Commission might then come to an end, and that he would then be stranded, even if he were not previously dismissed by the Board of Trade, as he understood might be the case. It appeared to him that to constitute a Commission on those lines was merely to court failure.

It was proposed to expend a million of public money (which might be increased to two or more millions, by Parliament) and at least an equal amount of money provided by the local rates, and the only security that the money would be spent economically, was that, on the little railways going to the large railways, the large railways would not make such a hard bargain with them as in the interest of their shareholders they were bound to do. The plan had been tried in Ireland, where little railways. were promoted by the parish priest, or the energetic local doctor, or solicitor, or landlord, who did not know anything about railway business, and made an exceedingly bad job of it. The local promoter of an English line would do exactly the same thing if he were not protected by the superior technical knowledge of the Light Railway Commission, and that Commission, it was proposed, was to be constituted of two amateurs and one gentleman with a maximum of £1,000 a year.

That seemed to him the very worst blot on the Bill, and he hoped something would be done in Parliament to alter that matter.

Clause 13 had been referred to by Mr. Oakley. He did not know whether Mr. Oakley was aware that there was a notice of amendment with regard to that clause, and

that under the amendment, not only was the 10 per cent. on compulsory purchase not to be allowed, but also betterment would be taken into account as a set-off against the land taken or, he presumed, injuriously affected.

The paper read by Mr. Christy simply asked, he thought, whether it would not be better to have no railways at all. Every word of it applied to a line such as the North Western line, with its 200 or 300 trains a day, even more than to those little lines with two or three trains a day. The question of game covers, and the injury to the breed of horses and such things, was thrashed out on the promotion of the Stockton and Darlington Railway sixty years ago.

One point, however, in Mr. Christy's paper he should like to refer to: What reason was there for supposing that the proposed lines were to be made for goods alone rather than for passengers, carrying perhaps packages or baskets but nothing else? The case of Holland had been referred to. In Holland there was very little general local goods traffic on the railways at all, for it nearly all went by canal. Heavy produce going into the towns and manure coming from them was carried in boats, but for all that there was no country where light railways were so great a success as in Holland. In spite of the fact of the ubiquitous canal competition, the Dutch light railways were the only light railways in Europe that paid anything like 3 per cent. They were practically a private enterprise, and it seemed to him that Holland was a very good instance to show that light railways might be a commercial success, and as also showing the class of work that those railways would do. They would make the villages and the small communities more attractive places to live in than at present. One did not wonder that workmen now-a-days deserted the

villages which were eight or nine miles from the towns, and with no practical communication with them. It seemed to him that light railways would make the ordinary country villages more attractive places to live in, even apart from the advantages of communication with seaports and holiday resorts. That was the direction in which light railways were much more likely to develop than with the object of dealing with the transport of agricultural produce in bulk.

Mr. P. W. Meik (Visitor) said that he agreed entirely with the previous speakers that it must be taken for granted that light railways were desirable.

He had some experience of the question in the part of the country to which Mr. Batten had referred, as well as in Scotland and the north of England, and he could say certainly that light railways were as a rule appreciated by landlords, and it was in consequence of that fact that he had turned his attention to the subject. He found that in many places light railways were desired, but that the cost was prohibitive under present circumstances, and he had devoted a considerable amount of attention to the solution of the difficulty.

Of course the first point was the possibility of cheapening railway transit consistently with the requirements of the Board of Trade. It was impossible to get very far without finding that the Board of Trade required that a branch railway with, perhaps, two trains a day should be on the same scale as a main line, with continuous brakes, stations, and precautions of various sorts, entailing not only a great additional first cost, but an annual expenditure which must be ruinous in the case of a small line.

He found that with reference to the proposed legisla-

tion on the subject of light railways, the opinions of all the different parties concerned varied so much that any Bill promoted for the purpose must necessarily be of a very contentious character. For that reason there were many who would have been perfectly satisfied if they could even have got the Board of Trade regulations modified in the first place. There were many cases in which railways could be made to pay—whether they were called light railways, secondary railways, or tramroads did not matter—railways not up to the full ordinary standard, and when such lines could be made they would be made within a reasonable cost. The attitude of the Board was, "We admit "all you say, but we have not the power, and so we "cannot help you." All railway engineers had at some time or other been met by the argument that, however desirable some relaxation might be, if an accident happened the Board of Trade would be blamed, and therefore they must stick to the letter of the law. If Parliament wished light railways to be made it must alter the existing provisions. He would himself have been perfectly satisfied if the Bill had been limited simply to allowing the construction of light railways. He would not care much whether or not they were subsidised out of local rates or with Government assistance. He thought, however, as Mr. Acworth remarked, that the matter had gone a little beyond that. There were a large number of persons who wished to have Government assistance to these lines, and he apprehended they would have it in some more or less limited form. For that reason he thought Mr. Pain's *resumé* of the Bill was particularly useful as enabling those interested to see what alterations were requisite to bring it into a workable shape.

He thought that, in the first place, modification of the Board of Trade regulations was the main object to be aimed at. The Bill not only did not advance matters, but made it very doubtful whether there was to be any advancement at all. By Clause 12, Section 2, the Act provided that all the general Acts were to apply, "subject to the foregoing provisions of this Act." Now there was nothing in the Bill, so far as he knew, providing for any relaxation of the requirements of the Board of Trade. He was open to correction, but he did not see any clauses in this Bill which provided or allowed that the Board of Trade should relax its regulations.

Clause 14, Section 2, did give power to make rules for certain purposes, but not anything, as he understood it, for engineering requirements.

The clause relating to capital was, he thought, rather vague. It was difficult to discover how far the Government meant to go, but, as far as he understood the matter, the first clause provided for an advance by loan or by subscriptions to share capital, and what the Government proposed to do was to subscribe the last quarter of the capital—the promoters must have three-quarters before the Government found anything. That was a very modified amount of assistance, for most persons would, he thought, agree, that when three-quarters of the capital was found the last quarter was not very difficult to get. The other method by which it was proposed to advance money was by special assistance, as it was called, by grant or loan, for which a quarter of a million out of the million, he supposed, was to be devoted. That might be very useful, but this special assistance was to be subject to a report from the Board of Agriculture or the Board of Trade stating that the line was suitable for agricultural or other special purposes, and

it was limited by the provision that the Government had first to be satisfied that the line would be worked by an existing company.

He was prepared to admit that, in the great majority of cases, it was very desirable that the line should be worked by a neighbouring company, but he thought it was objectionable to make this compulsory, because it practically put the matter entirely in the hands of the existing company, and would make it impossible to get a fair working agreement He thought this might perhaps be modified so as to allow the Government to satisfy themselves that proper security was forthcoming that the line would be kept up, which was no doubt the object of these provisions.

Another point he wished to refer to had been alluded to by Mr. Acworth. The proposed Commission certainly was a weak one, and the Government showed that they thought it a weak one because they did not propose to trust it. If the Commission were sufficiently strong, there could be no reason why they should not settle the whole thing, with power to consult the Board of Trade, if necessary; but if it were necessary to go through the whole inquiry before the Commissioners, and then be referred back to the Board of Trade, it would generally be far cheaper to go for a Bill.

Mr. C. J. Owens (Visitor) said he need hardly say that, as a railway man, he much appreciated the opportunity of hearing the impressions produced on the minds of surveyors by the proposals of the Government with respect to light railways. He would not comment so much on that with which he agreed as on that with which he did not quite agree, and would therefore like to say a few words on some of the points which Mr. Christy had

raised. In the first place there was the question whether light railways were desirable, and whether they should deal with passengers and goods or be confined only to goods. He could not conceive that anybody would think of laying down permanent way and making provision for working a line for goods only. He had a good illustration to offer in his recent experience of a small railway near Bodmin, which ran from a junction with the main line to the stone quarries whence the granite was obtained for making the Tower Bridge. In working this stone some 200 men were employed, who made representations to the London and South Western Railway Company from time to time asking that they might be allowed to travel in some way in carriages even at their own risk of life and limb. But the company, however willing, were not able to comply with that request, unless they brought the line up to a high standard, and the 200 men had to be housed as best they could, while there was ample accommodation for them in the neighbouring town of Bodmin.

For his own part he did not look on light railways as the great panacea for agricultural distress. They would do some good, for they would bring into more active use, perhaps, than of late some of the disused slate quarries and other mineral workings, and in a little seaport such as Beer, in Devonshire, for instance, where there was not only a good supply of fish at certain times of the year, but also good stone quarries, a light railway could be worked to great advantage, and it would probably also bring such places into popularity as watering places.

While he was dealing with Mr. Christy's paper he would like again to refer to the Bodmin Railway as a good example of light railways. Mr. Christy spoke of

the great expense of fencing and such matters. The railway in Bodmin to which he referred, was opened in 1834, and for the first 50 years of its life there was not a yard of fencing from one end to the other of its 6 or 7 miles of length. The people built their cottages, not with their backs to the railway but facing it, and they made the railway practically their highway. During that 50 years not one human life was lost, though passengers were carried during the whole time, and there were very few accidents to live stock. That was a good illustration of the fact that light railways might well be adopted if they were worked at a moderate speed, and if the expense were avoided of signals and fencing and modern appliances, which, although very necessary in the case of trains running 40 or 50 miles an hour, were quite unnecessary where the speed was so low as that proposed for these light railways. He thought that Mr. Christy's suggestion that light railways must always join heavy railways, or parent lines, at towns, was erroneous. The line to which he had just referred led off from the main line in a most sequestered part of the country, where one could stand the whole day and not see a human being except those in the trains. All the expense and trouble of bringing a railway right up to a town could be avoided by making a junction at such a place, and if it were thought well to bring the line into a station, it could surely join the main line half a mile out of the town and run parallel with it into the station, without the expense of going through the streets.

Then with regard to the glut of produce which had been referred as likely to exist if light railways were made. He was not in the least afraid of it. He was sorry to say the country was not supplying half enough. He noticed what had been said about vegetables which

came from Cornwall, and he was pleased to see some hundreds of tons brought into London, but he well knew that a much larger quantity came from France and competed with it, simply because we were not bringing enough from our own provinces into our own town markets.

He agreed with Mr. Pain as to the Commissioners. To entrust such an important matter to a body consisting, as Mr. Acworth had said, of two amateurs and only one man of professional ability, the value of whose services was to be assessed at £1,000 a year, was a very great mistake. Though he was not quite satisfied with the present Railway Commission, he would far rather have that than see light railways entrusted to such a Commission as proposed by the Government.

Another point of importance was the fixing of maximum rates and charges for the traffic. He spoke with some experience on the question of maximum rates and charges, and he thought that, if light railways were to be a success, these limitations must be struck out altogether. Mr. Batten said that in the last five years there had been only 200 miles of railway a year made in England. But why had that been so if it were not because of the somewhat wanton interference with the rates and charges of railway companies? He was sure that if light railways were made the requirements of the different districts would be so various that to lay down any general scale of maximum rates would be a practical impossibility. If they were put too high no one would use the railway, and if too low then people would not put their money into it. They would be fixed by the local requirements better than they could be by the Light Railway Commissioners.

Under Clause 5 the assessment of the local rates

on State-aided railways would only be on the value of the land before the railway was made. It seemed to him that if the Government wanted to help light railways that this advantage should not be limited to State-aided railways, but extended, for their encouragement, to all light railways, which when they came to pay anything like three per cent. might then well be subjected to ordinary assessment, but until then they should be assessed at the lower rate.

Mention had been made of the gauge. He was glad to see that there was no attempt in this Light Railway Bill to make any particular gauge compulsory. The gauge might vary with the requirements of the different neighbourhoods. The question of transhipment seemed perhaps larger than it really was, but he had inquired into it in many directions and found that means were already at work in many parts by which the difficulty of a break of gauge could be easily overcome. For example, in the case of farmer's produce, a railway, however light, would be able, he apprehended, to take an ordinary farmer's cart which could be filled with produce, put upon a platform truck, shunted on to a similar truck on the main line of railway, and returned loaded with manure or feeding stuffs. This was no visionary idea, but one in actual practice in many districts at the present moment. This fact disposed of one of the difficulties suggested in regard to light railways, namely, the break of gauge.

One would like theoretically to have a uniform gauge, but the practical experience of engineers was that they could by means of light railways get round curves and surmount gradients which were impracticable with heavy railways, and the working would have to be arranged accordingly.

Mr. J. B. Walton (Visitor) said that he had studied the question of light railways somewhat closely, and with Mr. Pain had some years ago made an experiment in that direction, which although it had proved of great benefit to the public, had, he was sorry to say, never brought much profit to the shareholders.

The Bill now before the House of Commons seemed to him to fail in two particulars. First, with regard to the composition of the Commission. If it were to be of any practical value the members must be men of practical experience. There must be a lawyer of experience, an engineer or surveyor of experience, as well as an expert in traffic matters, and it seemed to him impossible to get these requirements for the sum provided in the Bill. Practical knowledge and experience would be required, and unless the Commission thoroughly understood the work the Bill must be a failure.

With regard to Section 2 of Clause 1, it was perfectly clear that the intention of the Government was that the Light Railway Commissioners were to be vested with all powers, because the section said that it should be the duty of the Light Railway Commissioners "to carry the Act into effect and to offer every facility for considering and maturing proposals to construct light railways." It seemed to him that under that section the Commissioners were to have the power of fixing the gauge, of limiting the extent of the railway, and of demanding or dispensing with signals, and other details.

Under Clause 4, the district, as represented by its Council, might find a quarter of the capital, and the Government would find a quarter provided one-half was raised as subscribed capital. He should like to ask which of those parties was under that clause to take the initiative. It seemed to him that the Council would

be very chary of undertaking to raise a quarter of the amount by rates levied on the district, and that the outside public would be timid of subscribing for one-half the capital unless they had some guarantee or security that the remainder would be forthcoming. These doubts, he thought, made the offer of the Government seem practically worthless.

There was no clause in the Bill giving an existing railway company power to subscribe or to work. Anyone with practical experience in connection with the construction of railways knew well that it was almost out of the question for any independent parties to seek to make small railways without the assent and concurrence of what might be called the parent railway. He should like to see inserted in the Bill a clause enabling a railway company to subscribe or to grant a rebate on the amount of traffic brought to them by a projected railway, and he thought the Commissioners should have power to call on the parent railway company to subscribe to the capital, or to work the railway at a certain rate, or to give a rebate on the traffic which it brought to them.

Colonel Sir George A. Leach, K.C.B. (Honorary Member) said he had taken considerable interest for many years in light railways, and was extremely pleased to find that this Bill had been brought forward. He suggested nearly 20 years ago a light railway in county Down, from Newtownards to Port Ferry. It was generally agreed that the more the facilities of communication were extended the better for the community

at large, and he thought the Government had done a wise thing in introducing this Bill for the purpose of facilitating the construction of light railways.

But what was a light railway? It was at present quite undefined, but he assumed that it was a narrow gauge railway constructed with light rails, for trains to run at very moderate speed, and that it was one capable of being constructed at small expense. If the latter condition were not fulfilled, he agreed with Mr. Christy that there would be an enormous increase of rates, and that the railways would be a burden rather than a convenience.

He had mentioned a good example of what might have been a successful railway of the kind in the north of Ireland. At the time he proposed it he consulted many railway officials, who were, rather to his surprise, all against light railways. They thought that the mere narrowing of the gauge would not so reduce the expense of the line as to make it pay, and that if it were a narrow gauge there would be very considerable difficulty in transhipping goods from one gauge to the other which was to convey them to market, but he was convinced they were mistaken, especially on the all-important point of cost.

He was glad to see that the question of light railways had now come prominently to the front, and that there was a prospect of their being carried out. There was no doubt whatever that light railways were perfectly practicable and well able to carry a very large amount of traffic. When he was on the west coast of South America some time back he went 600 miles up from one of the ports into the interior of Bolivia over a railway the gauge of which was only two feet. The gradients were

steep, the line going up over 12,000 feet. In coming back, the train travelled part of the way with a single carriage and engine at the rate of something like a kilometre a minute, which was approaching 40 miles an hour, but it ran so steadily that one of his fellow travellers actually shaved himself on the journey. That showed what a narrow gauge railway might do. He was also connected with a railway which had a 3 ft. 6 in. gauge, and which was successfully carrying an enormous amount of traffic.

Again, in India, narrow gauge railways carried a large amount of traffic, and his experience generally induced him to believe that narrow gauge railways might be made extremely efficacious at a very small expense.

The transhipment of goods was a rather important point. He could not but think that engineers could and would invent some way of doing it economically and with facility.

The question of finance was of course a very important one, and whether it would be practicable to raise the necessary capital from the public was a little doubtful.

It had been suggested that tramways worked by horses might with advantage be included in the Bill. Tramways might be laid along the roads without any detriment or difficulty, and it seemed to him that, especially for short distances, both light railways and tramways should be contemplated.

When in India he met Colonel Jacob, the well-known Minister to the Maharajah of Jeypoor, who had used light railways in carrying out works for that state. After

one of the periodical Indian famines Colonel Jacob told him that what was wanted was to get the food to the people, and suggested light railways or tramways. If the food could be brought to the people the difficulty would be comparatively small. They had made a railway of the very narrow gauge of 18 inches on iron sleepers which could be laid with very great rapidity along the ordinary roads.

In consequence of his representations on the matter there was, he believed, at the present time, a stock of narrow gauge plant in India ready to be used in case of famines, which had hitherto occurred about once in eleven years. That was another example of what might be done by light railways or tramways, and he thought it very desirable that tramways should be included in the Bill as well as light railways, the tramways to be laid along the roads and worked by horse power.

Mr. Pain in reply said he thought that if the Government appointed a really strong Commission, as seemed to be suggested by every previous speaker, there would be a very large extension of tramways and railways forming roads and sidings from various stations all over the country.

He thought under the Bill it would be quite within the powers of a railway company to extend a siding from a station to a place a mile or two miles distant, by means of a tramway, thereby enabling them to conduct the traffic direct to the points where goods

had to be delivered or fetched, with very great advantage to the district and with great economy of working.

A line in Cornwall had been mentioned which he recollected well. He entirely concurred in all that Mr. Owens said about it, and he ventured to think that the difficulties which it had been suggested would arise from light railways would be proved to be as delusive as those which were feared at the time when railways were first projected.

Mr. Christy, in reply, said he should like to have had the main points of his paper more fully dealt with, especially with regard to the new demands which must surely first be created before so much extra produce could be profitably brought to market. If 400 miles of railway were to be made in a year, what was to become of all the produce the carriage of which it depended on to pay expenses. Prices must go down to a very great extent, for the demands of the population did not increase in proportion to that amount of increased carriage facilities. The chief object of his paper seemed to have been gained in eliciting the admission from most speakers that this Bill was not so much for the benefit of agriculture, and that farmers must not place any hope in this Bill or expect any particular benefit from it. Every speaker in Parliament and out of it seemed to argue that the Bill was for the benefit of agriculture, but while he admitted that it might be for the good of the country at large, he could not see

how it would particularly benefit that most distressed industry.

The vote of thanks to Mr. Pain and Mr. Christy for their two papers having been put and carried unanimously, the meeting adjourned.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, April 13th, 1896.

DANIEL WATNEY (PRESIDENT) IN THE CHAIR.

The discussion, adjourned from the Meeting of the 2nd March, 1896, on the Paper read by A. A. Hudson, Associate, at the Ordinary General Meeting of February 17th, 1896, entitled "The Conditions of Building Con-"tracts," was resumed by

Mr. H. NORTHCROFT (Fellow), who said he thought every quantity surveyor must cordially appreciate the practical value of Mr. Hudson's paper, which opened up a temptingly wide field of discussion; but as he knew there were several members present who desired to speak he would confine his own remarks to two points, and would endeavour to make them as concise as possible.

One point he wished to refer to was the position of the quantity surveyor under a Building Contract. This position had been dealt with in the paper in the most able manner. There were many members of the Institution who were quantity surveyors pure and simple, and he thought they would agree that it was desirable that the quantity surveyor should have in every Building contract the recognized status which usually had hitherto been denied to him. There seemed to be a general idea that, as in making a contract, if the drawings were furnished, the builder could estimate without the quantities, the quantity surveyor was unnecessary, but it was sug-

gested by Mr. Hudson that the quantity surveyor and his quantities should be made part of every contract, and he thought no quantity surveyor would quarrel with that suggestion.

But Mr. Hudson went further, and contended that the quantity surveyor should also be made the measuring arbitrator; that he should measure up work for interim certificates, should calculate the extras and variations, and give certificates for payment, which were to be as binding as the certificate of the architect. He thought that suggestion went almost too far. The actual position of a quantity surveyor in a private contract, within certain limits, might almost come up to Mr. Hudson's standard. There were also cases of public works where, under express terms of appointment, quantity surveyors did measure up for interim certificates without the architect doing more than, so to speak, countersigning his measurements as well as adjusting and practically certifying the accounts.

In such cases Mr. Hudson's proposals were actually at present carried out, but there was a wide difference, for which, he thought, Mr. Hudson had not made full allowance, between public and private contracts as regarded the position of the quantity surveyor. A private employer often did not even know what a quantity surveyor was, and, if he did, would not recognize the necessity of his employment. On being told by his architect that such and such a quantity surveyor was to be employed, he would first ask what he was going to do, and when informed that he was to prepare the quantities on which the builder might tender, would want to know who was to pay him. The architect would, perhaps, put it that he was to be paid through the building contract, and even that information would by

many architects be conveyed in a whisper, for they often shirked telling the employer in so many words that he had to pay the quantity surveyor. It was often difficult for an employer to understand why, if the quantity surveyor's work enabled the builder to tender, the builder should not pay him, and although it was not right to conceal the fact that the quantity surveyor was being employed, it was often very difficult to explain the necessity of his employment.

Having so far expressed his own views, it seemed hardly necessary for him to say that, however much he might appreciate Mr. Hudson's suggestion and desire that it should be carried out, he was afraid that it was quite impossible that the quantity surveyor could ever be properly introduced into a Building Contract between a private employer and a builder.

The second point was with regard to the Arbitration Clause upon which Mr. Hudson's view seemed to him an exceedingly fair one. He desired (if he understood him rightly) that there should be arbitration of three kinds. Arbitration on materials would be in the hands of the architect alone; arbitration on questions of value and payment would be left to the quantity surveyor, and arbitration upon any difference of opinion as to the carrying out of the intention and spirit of the contract would be referred to an outside man. He thought Mr. Rickman supported the suggestion that an outside man should decide what were extras and what were delays, and he could not help feeling very strongly that the position of things was entirely wrong when the architect was employed as arbitrator where he was concerned as architect for the employer, excepting on one point, viz., whether the work and the materials were good or not, and whether they came up to his standard.

He could not understand why there should be any difficulty as to an architect's unreasonableness. The fact that an architect might be open to such a charge could only shew that something was wrong in entering upon the contract with a man who could make that charge. A Building contract resembled, he thought, a marriage contract, in so much as when once it was entered into, the parties, if they could not agree, could not plead release from it on the ground of incompatibility of temper.

He did not consider such a position as that mentioned by Mr. Corderoy a desirable one. He seemed to think it commendable to have had four arbitrations before the completion of a certain building. The questions that arose were such as he thought should be settled by the architect alone, and the introduction of an arbitrator four times during the progress of the work implied something radically wrong, and meant a great deal of cost to the employer which he certainly should not be called upon to incur.

Professor Henry Robinson (Fellow), said he scarcely knew whether what he had to say would much assist the discussion, for it seemed clear to him that the main points discussed had reference to building contracts, rather from an architectural and quantity surveyor point of view than from that of an engineer. But there were one or two suggestions in the paper, to which, it occurred to him, he might, with some advantage, refer.

In the paper the author spoke of the employer not having anything to say to the contractor at all. The view he took as an engineer was that the employer should leave the matter entirely in the engineer's hands to carry through for him, and if any contract were

made with a contractor or builder, he did not recognise the employer as having any voice in such a contract.

The engineer made himself acquainted with the intention of his client, and so framed the contract that the work could be carried out for the purpose for which it was intended, and as the engineer was best able to judge he should alone determine what was to be the nature of the work and materials throughout.

One speaker at the previous meeting mentioned a case in which there were four arbitrations during the progress of the works. He must say, with all respect to the speaker in question, that it appeared monstrous to start in such a way.

He came to the meeting in the hope of finding some learned gentleman, like Mr. Hudson, who would give him help in fencing round his clauses, or shew him how to make clearer than he had been able to do, what the intention was at the outset of the contract. He was dealing now with buildings, not with machinery. The builder put up a building and made foundations for the machinery ,and he was led to see from the outset—not only from the drawings, but from the framing of the contract and specifications—what he was called upon to do, and he thought that throughout the contract the engineer should claim, as he himself did, to be the sole judge of what was intended to be done. If a builder told him he was going to put in stock bricks for certain work, and he knew well that they were not fit for the purpose, but should be, for instance, blue bricks or something of the kind, he would insist that the work should be properly done, and he framed the contract so that he could enforce his view. He really thought that disputes which were left to the arbitration of an outside person should not be such as related to materials

or the method of construction, the settlement of which would stop the work in progress.

He took exception to one remark as to the position of the architect or engineer. On page 239, the author said: "The approval or disapproval of an architect, "engineer, or surveyor, although he is naturally interested "and biassed in favour of his employer, due to his position, "has been held to be final in the absence of fraud or "dishonesty, or some disqualification not known to the "builder, or not naturally incident to his position as agent "to his employer." That was a position he would never accept. He considered the attitude of the engineer should be one of strict impartiality; one in which he held the scales fairly and truly between the contractor and the client who trusted to him to see the work through. A local authority might of course give infinite trouble, as many members of it had ideas of their own, but he never recognized their right to interfere with their engineer. It was, of course, unadvisable, as well as generally unnecessary, to fall out with one's clients, but if he were told by an employer, "I intend the work to be done in "this way," he (Professor Robinson) would say, if it was a bad way: "Do it your own way, but do it with some "other engineer." If this view was wrong he would, of course, suffer for holding it, but he intended always to follow the course which he was convinced was the right one, and the only safe one in the end.

He thought the architect should be sole judge of what was required to be done, and should not be put under the control of interested persons desirous of getting more than the builder expected to have to provide.

With regard to the question of penalties, he always put in his contracts that the work was to be done in a specified time, and if it were done more quickly he gave

a bonus when there was an object gained. If it were prolonged it was to be subject to a penalty. He thought that was fair. If the contractor could get his men to work overtime, and get the work done at a greater expense to himself than under ordinary conditions, he thought it only equitable that he should have some consideration. He found it well to put in a specific penalty of so much a day or so much a week. He knew of cases—not his own—where no specific sum had been named. In one case there was not a very large amount of work to be done, which was required for a specific purpose: but the contractors were hopelessly behind time, and the people for whom the work was to be done lost very largely by the delay in the completion of the work. When the work was finished an action was brought for a large amount of money—practically more than the work itself cost—as damages due to the delay. There was considerable correspondence and lengthy proceedings in Court and interrogatories and so on, and it was clear to him that, if the contractor had been told at the outset, "for £10,000 you are to do "this work, but if it is not done within three months of "the time specified you will lose £1,000," the injury to the employer would not have arisen. To insert no defined amount was an unwise thing to do, for the case might go before a jury or a judge who might regard the matter from the builder's point of view, and who might say it was absurd to bring an action for say £2,000 damages on account of £4,000 worth of work. Therefore his own practice was to put in a specific penalty besides giving a premium for work done before the specified time, when it involved a gain.

As to having all the drawings finished when the contract was signed, he had a case now with a public

authority where the whole matter turned upon that point. Drawings were furnished three months after the work, which were not required for six months, was started, and it was put before the official referee of the court that therefore the work could not be expected to be done in time.

He took the view that, if you could, you should give a builder all necessary drawings to enable him to order his ironwork, and all such work as would have to be put in other people's hands, and to keep a close look out on the work as it went on. It was impossible for the architect to have all his drawings completed by the time specified.

In the case mentioned, all the necessary drawings were tabulated a month before the contract was signed, and he referred to it by way of warning others to avoid falling into the trap that might be laid for them. The first drawings were for the roof, girders, and all the ironwork which had to go into the hands of a manufacturer, who might be very busy, and those drawings were handed over the very day the contract was signed. Within a week of the contract being signed demands came in for drawings almost of hinges and locks, and such unnecessary things as seemed scarcely credible, but he saw at once that it was a case where the contractor started deliberately to build up a claim, and that it would end in a lawsuit. The case was *sub judice* and he could not therefore go into it, but it was clear to him that all the drawings really necessary (which of course could only be determined by an expert) should be supplied either at the outset or at such periods as would enable the builder to carry on his business with reasonable facility.

Mr. C. John Mann (Fellow) said he agreed with the previous speakers that a debt of gratitude was due to Mr. Hudson for his paper. Surveyors were frequently called upon to act as arbitrators and umpires, and as such were apt perhaps to deal rather with what they considered the fairness of a case than with its legal aspect.

One of the first questions he had proposed to ask was well answered by Mr. Rickman. He desired to know what was the least thing which would make the quantities part of a contract. That question was, he thought, fully answered by Mr. Rickman on page 269. He said: "Whatever came from the architect's office in "the way of information before the contract was signed, "should be treated—whether drawings, specifications, or "quantities—as coming from the employer through his "agent. That, he thought, made any quantities furnished "through the architect part of the contract, as they ought "to be." It therefore seemed that a very small thing would make the quantities part of the contract, whether it was the intention of the employer to do so or not. It was very generally specified that a priced copy of the quantities was to be deposited to form a schedule for valuing extras and omissions, and he should think that even this would perhaps make the quantities part of the contract without any precise statement that they were so. He should like to know whether that was the legal aspect of the case.

The word "best" had been alluded to, and he was rather sorry to hear Mr. Rickman's construction of the word. He (Mr. Mann) did not like to admit that there was more than one "best." He thought that if two or three "bests" were admissible there could be no limit at all to the number of degrees of best.

With regard to what had been said about surveyors

measuring and certifying for instalments, he did not think it at all desirable for the surveyor to certify. He thought it was most important that the architect should have the sole power of granting certificates. The surveyor might, of course, measure, and so far indirectly assist the architect in giving the certificates, but he did not see how he could do more; and he did not agree in calling the surveyor the architect's assistant, for he thought the surveyor occupied a much more independent position than that.

He liked the power to call in an arbitrator on any point to be arranged for in the contract, but, in case the builder should be disposed to raise vexatious questions on the subject of materials and workmanship, the power should in some way be limited.

He should like to know more of the law relating to provisions. The words "provide" and "provisional "amounts" were familiar to all surveyors. They dealt with them as they thought fair and proper, but whether the general way of dealing with them was strictly legal he did not know. With regard to the question of sub-contracts when provisional sums had to be paid to certain sub-contractors named in the specification, and to be paid possibly on the architect's certificate, or on his statement that certain sums were due to those particular contractors, then supposing the builder to fail before the architect had stated that such amounts, or any amount at all, was due to those sub-contractors, would the employer under an ordinary contract have the power to claim all the work done by those sub-contractors?

Then as to the builder's profit on the provisional amounts. It was customary, he thought, to allow him perhaps ten per cent. on provisional amounts. Did the builder take the responsibility for all materials on the

job or work done under those provisional amounts by the sub-contractor? If a sub-contractor delivered a quantity of costly material on to the job, and any injury happened to it, could the builder be held liable for that injury? Those were points which sometimes occurred under a contract, and which he thought caused trouble and dispute between the parties.

Mr. H. T. Steward (Fellow) said he thought the Institution was much indebted to Mr. Hudson for having pointed out the effect of some decisions in relation to building contracts of which the true meaning and force was probably not fully appreciated. He would only allude to the one main point of arbitration. There were many smaller points in building contracts on matters between the builder or contractor, and the architect or engineer; but it was open to both parties to make their contracts as they liked, and he could not see, while freedom of contract still luckily prevailed in this country, why those contracts should not be made as the parties wished.

Referring to the Arbitration Clause he would for this purpose classify contracts under two heads. First, what might be termed engineering contracts, and secondly, building contracts.

His experience was that these differed very much with reference to the Arbitration Clause. In engineering contracts the engineer was the arbitrator in all matters, and on all points. That might be strictly equitable or not. There might be many reasons, which would no doubt occur to all present, why engineers had adopted this form, but he thought the practical way of looking at it was, that so long as there were found persons willing to sign such contracts (and he saw no dearth at present

of contractors willing to do so), it was not likely that engineers would alter the conditions as to their being arbitrators.

Now in building contracts the case was different. As a rule the contract contained a clause with reference to arbitration. As to the minor details spoken of by Professor Robinson, he did not think there was any doubt that the question of materials and soundness of work and such matters were, and ought to be, in the hands of the architect as the work went on.

As a rule, an architect was not so much confined as an engineer working for a Corporation. Corporations were bound to publicly advertise their contracts, and therefore the engineer could not be certain but that he might be brought into relations with an indifferent sort of builder. An architect, as a rule, confined his work to limited competition. He could accordingly protect himself against the bad class of builder. Equally the builder protected himself against architects who had not a good reputation among builders, but were known to be particularly troublesome or exacting in what they required. If a builder did not like the conditions he need not tender. With reference to the Arbitration Clause, he thought there could be very little doubt that the reasons which he had mentioned accounted for the great difference between the Arbitration Clause in a building contract and in an engineering contract. He had known many thousand pounds worth of work carried out under the conditions agreed between the architect and builder a good many years ago, and they had been found to work fairly and reasonably. He did not mean to say they were perfect, for nothing was perfect. They were doubtless capable of some improvement, but in the interests of builders and architects and everyone con-

nected with building he should deprecate any great departure from their main features.

So far as litigation was concerned it was certain that no contract could possibly prevent litigation and arbitration, and he might safely say that the most troublesome and most costly arbitrations and litigation he had ever known had not arisen in consequence of any want of clearness in the conditions of the contracts, but entirely from what he might call individuality. There were men who could never look at anything but from their own point of view.

He knew of numbers of cases in which the contractors had never read the conditions of the contract, but had set to work and had gone on building until they got into trouble. Then they would read their contracts and would express surprise at the nature of the conditions. They did not take the trouble to read the conditions or to interpret the meaning of the English language in a reasonable and proper way. He also found many architects and builders who carried on their work in what he could only call an unbusinesslike way, which had been the main cause, in many cases, of their drifting into litigation.

He was somewhat amused to hear a speaker at a previous meeting say: "Given a reasonable building "owner, a reasonable architect, and a reasonable builder, I "see no reason why there should be any reference to "arbitration!" He (Mr. Steward) thought that was an accepted truism and he cordially agreed with it, but unfortunately common sense was often not so easy to find. As long as human nature remained what it was so long would such contracts give rise to arbitration and litigation, no matter what their conditions might be.

Mr. Alexander Payne (Fellow), said the paper possessed a quite unique value, for in it legal light was thrown on a difficult subject by a gentleman who had not only the training of an architect, but had added thereto legal knowledge, and was thus able to speak with authority on the subject. But he must say he was rather surprised that anyone who had been an architect should suggest that in ordinary contracts the control of the purse should be given to the quantity surveyor, for when the relations between the different parties were considered, he thought such an arrangement would prove very impracticable in ordinary cases. In the ordinary course, an employer relied on his architect entirely to use his technical knowledge in carrying out his wishes, and giving them practical effect. The architect, after consultation with him, brought him drawings and specifications, and settled how the work was to be done. In the olden days, and even now in the provinces, the architect himself prepared the bills of quantities from which the estimates were made. This was a very satisfactory arrangement, for the architect had everything in his own hands; but it was clear that in London, in modern times, and in all cases where there were large contracts and works, the architect could not go into all the details of quantities, and thus there came in the quantity surveyor. But he came in, as Mr. Rickman truly said, as assistant to the architect to carry out in detail a most important part of the work. He devoted much time and thought to preparing the bill of quantities, and when that was done, in the great majority of cases, he handed it back to the architect, who went through it and mastered all its details, and also adjusted all the extras and omissions, and then the quantity surveyor had nothing more to do with the

work. To authorize the quantity surveyor, who had probably forgotten all about the work, to give certificates in such cases was really most objectionable, and he could not conceive anything more likely to lead to litigation and dispute than the dual control in such an arrangement.

There might be cases, of public buildings, for instance, in which the work of the quantity surveyor was very great, and in which he might be appointed side by side with the architect to do particular duties, but he thought in the majority of cases it was a suggestion that could not be carried out.

He did not think extras arose so much from any action of the architect or of the quantity surveyor, but chiefly on the part of the client, who when he started did not, as a rule, know exactly what he wanted. As the work went on he took more interest in it and things seemed desirable which did not occur to him when he gave instructions to the architect. In the case of a private dwelling house, for instance, it was not only the client who took an interest in it, but the members of his family as well, who constantly found out more and more things that they wanted. In many cases extras were directly due to orders given, perhaps by the lady members of the family, to the builder, without the architect's knowledge.

With reference to the suggestion that the whole of the detail drawings should be given at the time the contract was signed, he thought there should be drawings to half-inch or one-inch scale sufficiently elaborate for the quantity surveyor to take out the quantities, but it was quite impossible to have the whole thing completed beforehand. No architect on earth could possibly pro-

vide all details down to full sized drawings at the time the contract was signed.

One speaker suggested that conditions of contract should be very short. That was all very well, but there was one advantage in having all the conditions elaborated, as were those published by the Royal Institute of British Architects. A builder tendering, and asking what were the conditions of contract, would be told that they were those published by the Institute, and he would sign the contract with a full knowledge of the conditions beforehand, without having to go through all the clauses in detail.

With regard to prime cost value. In the old conditions of contract, prime cost value was put in, but not defined, and the builder frequently got on those items trade commissions varying from 15 per cent. to 30 per cent. He counted on that commission, and often put down a very small sum for fixing those goods, expecting to get a large trade commission. In the new conditions, it was defined that prime cost value meant the fair value of the goods less trade commission, so it seemed to become the architect's duty to go through the items and deduct what the contractor got from the tradesman. In this way, if the builder were not careful, he might incur a large loss in respect of matters for which he had hitherto had a very fair profit.

Mr. A. B. Hudson (Fellow) said he should like to make a few observations upon two points, the question of arbitration, and the question of quantities. To his mind it was well to keep arbitration as much as possible out of the contract. The architect should, he considered, be the sole arbitrator, if possible, and in most private works he

conceived it was quite possible that it should be so. He had found plenty of builders who were quite willing to accept him as arbitrator on any points of the contract. But in public tendering that was not possible, and therefore it was necessary to have an arbitration clause. He did not think the arbitration clause should permit of any stoppage of the works, or that the contractors should, if at any time there was a question of labour, or material, or workmanship, be at liberty to stop the works and call for arbitration. Nothing could be more fatal to the progress of works than their being in the hands of a contentious builder who claimed arbitration at every turn.

The other point he wished to mention was that of the quantities. The quantities should be properly prepared by the quantity surveyor within the knowledge of the owner, and he thought a previous speaker was hardly right when he said that the owner was frequently not aware that he was employing a quantity surveyor. His (Mr. Hudson's) experience was that owners did know it and perfectly understood the situation, and if they did not, it ought to be thoroughly explained to them. Nothing of that sort should be kept from the employer. It was evident to him that the quantity surveyor could not be the sole arbitrator. Practically he was arbitrator for the employer, or necessarily became so on the question of measure and value. The builder, as a rule, had his own surveyor and those two meeting formed an arbitration, and as he said before, if the architect could be the final arbitrator, so much the better.

His view was that quantities should form a part of the contract, and that they should be priced, moneyed out, and delivered open. He put much stress on that word "open," for it was frequently the custom to seal them,

and to deliver them only to be opened when some question arose on adjusting the accounts. It seemed to him the fact of their being in the architect's office was of no use all the time they remained closed. If any quantities came to him in that way he always broke the seal, for he stipulated that they were to be open, because they were wanted for estimating for the certificates. He did not see how any builder could make the lame excuse that possibly the architect would ascertain that certain items were put down at a very low price, and would have more of them, or that he would strike out items on which he thought the builder had too much profit. He did not think that objection would hold water for a moment.

There was one question on the "P Cs." His opinion was there should be no "P Cs." If £20 or £100, or whatever it might be, were provided to be deducted if not required, it was open to the contractor to add just what he liked in the way of profit.

Mr. W. Woodward (Fellow) said he could not agree with Mr. Collins that the paper was a work of supererogation, for if it had done no more it had elicited a discussion which showed that the subject was a most interesting one.

As to the word "best," about which so much had been said, in his own specifications he stipulated that the whole of the materials and workmanship was to be of the best quality, the word "best" to be interpreted to mean that better could not be obtained. That enabled the architect, if any question arose as to what was best, to say: "I can "produce better, and here it is;" and that settled the question.

With regard to the word "reasonable," it was a word imported into the new conditions of the Institute and should be omitted, he thought, from any workable contract. He remembered a case in which Sir Frank Lockwood was engaged on the architect's side for commission, and the employer, who was a member of Parliament, stated in the box that he was going to pay the architect reasonable commission. Counsel immediately retorted: "Yes, what you think reasonable commission; "but what you think reasonable commission the architect "does not think so." The word "reasonable" must be open to that objection.

He thought there was a consensus of opinion of the Institution that the quantity surveyor should not be employed to issue certificates.

With regard to arbitration, he agreed that the architect should have complete power over materials and workmanship. Other matters might be referable, but on that point he would insist on having complete control over the builder.

Again referring to the word "best," he must say he was astonished to hear Mr. Pilditch say in so many words that it was the practice to distinguish, in regard to "best," materials, between large and small works. He (Mr. Woodward) ventured to say it was not the practice of any architect of whom he knew in London, and to promulgate such an idea was most dangerous. If a stock-brick was to be of the best character it should be so. Surely if a man spent £4,000 on his house he should have a stock-brick equal in quality to that used for a man who spent £5,000 or £6,000, and that principle applied to the whole of the materials. Therefore he thought it was hardly right to say that any distinction

should be drawn in the case of materials and work as between large and small works.

With regard to the new conditions of contract issued by the Royal Institute, Mr. Rickman had, he thought, conveyed a rather curious notion of the history of those conditions. The conditions took the Institute six years to prepare, and had been printed, but, as a matter of fact, they were not taken up and signed by any respectable independent builder in London. He would appeal to the Builder's Institute if it were not so, and would refer any gentleman who dissented from that proposition to that body. It would be found that independent contractors absolutely declined to sign those conditions, and therefore he must differ from Mr. Rickman, who said in his remarks that they were generally accepted. Those conditions were *ab initio* solely in the interest of the architect, and had been drawn up to relieve the architect of the necessity of performing his duty, and to thrust on the builder more than was fair. The old conditions of contract, as Mr. Steward truly said, were perfectly workable, and why those conditions should be superseded by the new ones was a mystery to him. He was one of those who hoped and trusted that those conditions would be withdrawn, and that some agreement having been come to with the Builders' Institute, they would revert to the old conditions with such slight emendations, perhaps, as experience proved to be necessary.

Mr. W. H. C. Payne, L.C.C. (Visitor), said he thanked the Institution for giving him an opportunity of addressing them upon the subject under discussion, and he appreciated the compliment paid to him as chairman

of the Building Act Committee of the London County Council by the kind invitation to speak. But he had come rather to learn than to instruct.

In some sense he might claim to speak in another capacity; but his friend Mr. Hudson had a still stronger claim to deal with the matter with authority as from all points of view.

The London County Council had their own form of Building Contract. It might not be exactly the best form of contract which the London County Council as a large building owner should adopt, but he was glad to say that much had recently been done to improve it, and no efforts of his would be spared to make it still more satisfactory in every respect.

With regard to arbitration and the Arbitration Clause, he thought no practical man would want to make clauses which were grievous or too strictly binding on either party. They should be fairly open and practicable. No doubt one of the first points a builder had to consider was the individuality of the architect. Some classes of builders did not read the conditions of a contract at all, but went on trusting that all would turn out right, or relying on the known fairness of the architect. They did not sometimes really know what the contract involved. An instance came within his experience some time ago, in which he had to act for a builder (not of a very high class) in an arbitration case. He had taken up the contract many years before coming to him, and had been through the hands of, he thought, ten or eleven solicitors, who had financed him, no one ever knowing the real conditions of the contract. Before the arbitrator it did not look a very hopeful case, but, at all events, the end of all the

confusion was that the builder came out with an award in his favour of £300. Everyone was much astonished at this result. That was the sort of man one wanted some guard against, for he was perfectly heedless of, and indifferent to, all the conditions of a contract.

Between the architect and the builder the conditions affecting their respective positions were well understood, and no trouble at all was likely to arise. He thought that men at the head of their profession had very little difficulty of that kind. Less reputable men perhaps found themselves involved in many disputes, often through their own fault, but he thought the question to be considered was whether the architect should control the contract or the builder. From the building owner's point of view it was in his opinion desirable that the architect should have entire control.

Mr. A. King (Fellow) said, in taking part in the discussion, he did not propose to do so either from the point of view of the architect or the quantity surveyor, but merely as one who during the last twenty years had had to deal very extensively with building operations.

He agreed with Mr. Collins that the learned author had dealt somewhat hardly with the architects.

With regard to the word "best," he was pleased to find there was a consensus of opinion among the members of the Institution that best was best and nothing but the best, and he would be very sorry to employ such descriptions as those referred to by Mr. Rickman as "best best," or "best best best." He should say that any specification containing such words would open a very wide field for contention at once.

In the paper it was stated that builders would not sign contracts for a few hundred pounds, unless there was an arbitration clause. He must join issue with the author on that point. During the last twenty years he had placed hundreds of contracts, and he did not put an arbitration clause in more than 2 per cent. or 3 per cent. of those contracts.

At the present time there was no difficulty in placing contracts without arbitration clauses, and he had no doubt that other gentlemen present were equally fortunate with himself in placing contracts without the introduction of such clauses. Personally speaking, he looked upon arbitration clauses with a certain amount of dislike, because an arbitration clause was a very awkward one to have in a contract.

If, by way of illustration, the arbitration clause extended to the question of materials, or the value thereof, then, in the event of the architect or surveyor raising an objection as to the class of materials supplied, it was open to the contractor immediately to avail himself of the arbitration clause, and litigation ensued. During last year, in a contract under his notice, he had no less than seven condemnations to make. But assuming that there had been an arbitration clause in that contract whereby they were forced to take an arbitrator's opinion, he would have had seven arbitrations.

A remark was also made in the paper as to the bias of the architect in favour of the employer, but he could not believe that any architect or surveyor of position had a bias one way or the other. He was employed to act in a fair unbiassed manner, and he was very pleased to say that his experience was that most professional

men would, under no consideration, act otherwise than justly as between employer and contractor.

A remark was also made as to the inexpediency of the architect being asked to value the works. That, he thought, was rather hard on the architect. He ventured to say that the architect, who superintended the works from the very commencement when the foundations were laid to the actual completion of the building, was in the very best position to judge as to the value of the works, more especially if, in addition to himself, he had had the advantage of a clerk of the works. He ventured to say, putting those together, that no one could do more justice, or act more fairly as between the employer and contractor than those two men.

He certainly agreed with the remark contained in the paper as to the importance of the architect making the employer acquainted with extras and variations. There was no doubt whatever that it was owing to the absence of information to the employer on those points that so many difficulties arose. He always informed the employer when they were getting into extras, and believed it was far better to tell him at the commencement than at the end, when the information came by way of surprise. If an architect made his employer acquainted with the facts he could easily decide whether he was inclined to go to the extent of the proposed additions or not.

As to contractors avoiding entering into contracts when the architect was made the sole arbitrator, he thought, with all due deference to the opinion of the author, that, having the two important factors of a fair architect, and a contractor willing to do what was right, there ought not to be the slightest objection to such a contract as that.

It certainly came to him as a surprise to hear the author state that a contractor was entitled to the whole details on the signing of the contract. He ventured to say that there were very few, if any, cases on record where the whole of the details had been supplied at the time of signing the contract. It was perfectly impossible to do it, for one never knew, when commencing a building what alterations or variations would take place. He could point to one large mansion under his care and direction where in three months the arrangements had been so altered that if the whole of the details had been prepared in the first instance a consequent loss of £200 or £250 would have ensued. That was not an isolated case, and he ventured to say that if contractors were supplied with details as the work proceeded and given ample time in which to prepare their work, that was all that could reasonably be expected.

A remark was also made as to the employment of special contractors, and the hardship that frequently fell on the contractors themselves. It seemed to him that too much was made of the point, but certainly within his experience he had not found that very great contention arose on the employment of special contractors. He thought it would be very hard on the employer who wanted a special man to do the work if he were debarred from employing him, for fear of subsequent difficulties. He had found in his experience much advantage in the employment of special men for special works.

With reference to the case of Rogers *v.* James quoted by the author, he thought that case a very important one. It was fully reported in the *Professional Notes*, vol. v., p. 182. Shortly speaking, the points were these. In that particular instance an architect sued for an amount of charges due to him. The employer made

a counterclaim for damages by reason of the architect not having properly superintended the work. The architect put as his defence that inasmuch as he granted the final certificate, that relieved him in respect of responsibility. That was tried before Mr. Justice Mathew at Maidstone, and it was decided that the final certificate of the architect did not absolve him from liability with respect to bad work, though the architect placed it on record that he deducted a sum of something like £82 for defective work. The result was that the plaintiff succeeded partly on his claim, and the defendant succeeded on his counter claim. Ultimately the case was taken to the Court of Appeal, where the Master of the Rolls, in conjunction with Lord Justice Lopes and Lord Justice Kay, would not upset the judgment of the Court below, but said that the architect's final certificate did not relieve him from any responsibility with respect to defective works.

Mr. William Matthews (Fellow) said it had been a great pleasure to him to read Mr. Hudson's paper, and the report of the discussion which followed the reading of it, but he would venture to add a word or two to the discussion on the question of quantities being made part of the contract, and on the question of the quantity surveyor being made party to the contract personally. It had been advocated for many years past that the quantities should be made part of the contract. It had also been urged by Mr. Hudson that the quantity surveyor himself should be made one party to the contract. He was opposed to both. There were already too many persons concerned in a contract—the employer, the employed, the architect, and the arbitrator — and so

great a number of papers, documents, drawings and specification were involved. In connection with the quantities being part of the contract, he should like to mention that the accuracy of Bills of Quantities depended just as much on the accuracy of description as on the accuracy of the measurements put down. He thought that fact was often overlooked. To bring in still another person in the shape of a quantity surveyor to be a further party in a Building contract would only make confusion worse confounded.

Mr. HUDSON, in reply, said his first duty and pleasure was to thank the meeting for the kind way in which they had received his paper. When he heard the vote of thanks proposed, he was reminded of a notice posted on the door of a church in the Far West requesting the congregation not to shoot the organist as he was "doing "his best." He could at most claim that he also had done his best.

He might at once disabuse any one's mind of any idea that he wished to cast the slightest reflection on architects. He had read his paper most carefully through since it was printed, and he could not find a single phrase in which he suggested anything of the kind. He never intended to do so, and if he implied it he was very sorry, for he would have been attacking his former self.

He would now try to deal somewhat shortly with the numerous points which had been raised.

First, to get rid of some of the misconceptions. He used the word "best," and that had been taken up; but all the long discussion as to first, second, and third best, and so on, was never in his mind. All he said was that

where the contract described the work to be done to the approval of a third person, the decision was final, and therefore if any other description were added—it might be "blue," "green," or "yellow," or anything else—it was surplusage, because if a third person was employed whose decision was final, and he said blue was black, he must either be blind, a fool, or a rogue. If he were blind, or a fool, one could not get rid of his decision, but if he were a rogue, one could. When he used the word "best," he was not talking of those various descriptions of "best" which surveyors were accustomed to.

As to the Arbitration Clause, what he intended to say was, let people contract as they please. If he were advising a builder he would say, put in an Arbitration Clause, but if he were advising an employer he would say, make a tight contract, leaving everything to the architect, providing, of course, you can trust the architect, for when you refer to one man he must necessarily be a strong man. What struck him much in the discussion—a point he had rather foreseen in his paper—was that building and engineering contracts were more or less personal contracts; they were contracts to do work to the approval of an individual, and in which all depended on the individual. If he were a strong man there would be no dispute, but if he were a weak man there would be sure to be disputes however the contract was drawn. As Mr. Steward very properly said, it was generally supposed that conditions were all more or less alike, and if one dealt with the contract precisely in the same way under one set of conditions as under another, a loop-hole might be left for a lawyer to come in and upset the whole. He thought the more bindingly a contract was drawn, so much the more carefully must one wield that powerful weapon, which

wanted a very careful man to use it and to know how to deal with very tightly drawn sets of conditions.

There was one other thing he should like to allude to, viz.: what he said about the architects being in a position in which they were likely to be biassed. He said that in good part. He himself would not like to accept the position of arbitrator in a case where he was paid by one side, and therefore he said it might create a bias and produce a position which he should not like to take. An architect must feel a delicacy in dealing with the contractor when he was paid by one side and when he was very often urged strongly to drive the builder to do better work than he was doing, though the architect might be satisfied at the time that it was all he required.

He was sure that architects took, as a rule, a very strong and fair view. He said in his paper that he felt satisfied the greater number of architects were able to say they never had a dispute from anything due to their own personal acts. In saying that he intended to say what was true, and he did not think he could pay a much greater compliment; certainly he did not intend it as any reflection on architects.

It was impossible for him to go into the question of all the new conditions prepared by the Royal Institute of British Architects, or to discuss the old ones. One could find no end of loopholes, no doubt, in both, but if he were to offer any opinion about the two sets he should say the old set was a much more workable set than the new. He thought the old, taking it all round, was a very fair set. There were some defects but the alterations made had not produced a better set.

Then it must not be taken that he meant his remarks in regard to quantity surveyors as applying to every

contract. Particular individuals dealt with work in a particular way, and it was difficult, seeing there was so much difference between large and small work, to speak upon conditions generally without a great deal of repetition, and to properly confine one's remarks to the particular subject; but what he wished to say was that there were a great many cases where, if the quantities had been taken out, there could be no better person than the quantity surveyor to ascertain what was due to the builder before payment on account or in settlement, and in many cases the architect really did nothing as to the accounts. He did not say it was so in country work. In small works the architect took out the quantities and did the work which the quantity surveyor did in large works; but he did not want his remarks to be taken as placing the quantity surveyor in a position above the architect at all. He wished to say that the quantity surveyor knew more about the accounts and measurements, when he had taken out the quantities, than the man who had not.

With regard to the supply of drawings, he was obliged for the correction of one speaker. He had said that the builder could compel the architect to supply all the drawings directly the contract was signed. He did not intend to say that. What he intended to say was that the ingenious builder applied for the drawings immediately the contract was signed, so as to bring an action later on, and that was what Professor Robinson gave as an illustration. The Royal Institute in their new conditions had, he thought, been so far wise because they had said that drawings were to be supplied at such time in advance of the time when the work was to be done as the architect should think reasonable and proper.

If the builder could in any way say: "I want to

"employ my men on any particular part of the work "directly the contract is signed," he ought to be able to do it; but if he only applied for details of locks and such things, which were not likely to be wanted for say eighteen months, of course he was not entitled to them. He was entitled to everything in a reasonable time. If it were reasonable that he should have every detail at the time he started he was entitled to them, and that was the way that ingenious builders built up a claim, by applying for them at once.

With regard to arbitration and the certificate clause, there seemed to be two views among those members who had entered into the discussion. The one view would be that arbitration should take place at the end of the contract, and the other view was that arbitration should take place from time to time during the progress of the works. In his opinion the difficulty arose, or rather the difference of opinion arose, from the different views in which arbitration was looked at. Arbitration might be provided for and the form simplified, but if there were not a special provision it must come under the Arbitration Act, and there must be a proper hearing and all the procedure of an arbitration. Now if, as Mr. Eve suggested, one promptly called in an arbitrator directly a dispute arose it would save endless dispute at the end of the contract. If an arbitration clause was to be inserted, let the arbitrator have ample powers; let him come in and deal with the matter (not necessarily by hearing formal evidence), and let him have power to immediately award what the damages are, and who was to pay, and at the same time give the employer power to deduct any damages, costs, and expenses which the arbitrator awarded. Nor was it supposed, in a contract like that, that the builder would constantly be

going to arbitration. He would find it would not pay, and the result would be that endless accumulations of disputes at the end of the contract would be prevented.

The other view was; leave it all to the end—let these disputes grow and accumulate; let the time go by when evidence as to the matter in dispute might have been easily ascertained, and then there was a fair subject for a long arbitration. If his suggestions were of any use he would advise prompt and speedy arbitration from time to time during the progress of the works. Immediately a dispute occurred, let there be power to call in an arbitrator within one or two days, so that the dispute might be promptly settled, without stopping the work, and let it be provided that the arbitrator should give his award in, say, a couple of days.

Something was said by Mr. Mann about the quantities being part of the contract, and it was suggested that merely supplying them in advance would probably make them part of the contract, and he raised other points of considerably difficulty, but he might tell him that the preliminary circumstances which led up to the contract, or any part of the contract, mattered nothing. It was only a question of what was the contract. If the quantities were in the contract, they would be in the contract, and if they were not, they would not form any part of it.

With regard to special contractors, he thought he had said almost all that was to be said. It appeared to him the proper course was merely to nominate the persons by whom the architect desired the work to be done, but leaving the contractor to contract with them as he pleased. Directly one departed from that course, the difficulties that Mr. Mann had suggested arose.

In his remarks Mr. Northcroft said that he (Mr.

Hudson) suggested three kinds of arbitration in one contract. He did not mean that. What he said was that if the quantity surveyor had measured up the work and knew all about the measurements, that ought to dispense with arbitration, but he did not suggest going to three arbitrations,—one to settle the value, one the measurements, and the other the quality. He thought one was bad enough as a rule.

Then Professor Robinson seemed to think he suggested that the employer should have something to do with the contract. He thought he was the last person in the world who should have anything to do with it (after it was entered into) except to pay, but he certainly thought that he should not have to pay for extras which he did not order. He knew it had been suggested that architects had a right, being artists, to alter and vary the contract as they pleased so as to produce a pleasing whole; but he thought in those cases the employer was rather to be pitied.

He thought it was Mr. Alexander Payne who said that he did not like the idea of losing the power of the purse. Of course the purse must not be made a power in a contract in the sense of being a power to stop or delay payment. The builder must be paid what he was strictly entitled to, and the power of the purse must not be used to goad the builder on to do anything more than he was bound to do under the contract. What had been said about penalties was quite true; penalties were really for the benefit of the builder. If the penalties were not put into the contract the damage would very often be far higher than the penalties in the contract. Take an illustration. A gentleman was kept out of his house for, say, two months. The penalties might be adequate for that period, but if the delay ran over the two months

(only one week for instance) the amount of damages claimable might become much heavier by the employer having to take some other house.

He had endeavoured to answer all the points that had been raised, but he should be pleased to answer any other that he could, if he had not done so.

He would again thank the members of the Institution very much for the very kind way in which they had received his paper, and he hoped they would again allow him to say that the last thing he ever intended to do, was to suggest anything against anyone.

The Meeting then adjourned.

Paper 219.
No. 359.

PAPER ON

RIVERS CONSERVANCY AND POLLUTION.

By RICHARD F. GRANTHAM, Associate.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, April 27th*, 1896.

Daniel Watney (President) in the Chair.

The excessive rainfall during the period 1875 to 1883 inclusive, caused an incalculable amount of damage in low-lying districts throughout the country, and it was very generally felt that in order to guard against such damage in the future further legislative powers than at that time existed were required. The Act of Parliament intended to give powers for the protection of rivers from pollution has also been found to be altogether inadequate.

Since that time, while several important Acts have been passed affecting large districts, no general legislative measures have as yet been carried into effect.

The great floods in the River Thames and elsewhere in November, 1894, again aroused attention to the subject of the prevention of floods, and immediately afterwards the Thames Conservancy held inquiries in order to ascertain what measures could be taken to limit the areas covered by such floods.

I propose to consider what has been done to promote better drainage and prevent pollution in some large and well-known districts.

It is necessary first of all to glance briefly at the

legislation on Rivers Conservancy attempted during the period 1875-1883.

In 1877, a Select Committee of the House of Lords was appointed to inquire into the operation of the statutes relating to sewers, conservancy, drainage, and navigation boards. In 1878, the County Administration Bill was brought before Parliament. This Bill provided for the establishment of County Boards which under it could become Conservancy Boards, but it did not proceed further, and the same must be said of the Rivers Conservancy Bill of 1879 and 1881, and the Rivers Conservancy and Floods Prevention Bills of 1882 and 1883.

Of these, the Bills of 1877, 1878, 1879, and 1881 provided for the enforcement of the Rivers Pollution Prevention Act, 1876. They proposed to confer on a certain number of landowners (not fewer than ten) the power of applying to the Local Government Board for a Provisional Order to establish Conservancy Boards. The Bill of 1879 was the first under which the catchment areas of rivers were to be divided into the three classes of lowlands, midlands, and uplands, and the lands thus divided were to be taxed in a diminishing ratio, according to their respective altitudes, above the level of the river.

These points, it will be remembered, were a good deal discussed after Mr. Evan Powell read his paper at this Institution in May, 1882, though the paper itself was in the main limited to the consideration of the Bill of that Session.

As already mentioned, several important measures dealing with large areas have been passed in recent years, and various bodies have been empowered to deal, some of them chiefly with drainage, and others, who were

mainly concerned with navigation, with the prevention of pollution on a more extended scale.

Conservancy and Drainage.

In 1871, the Thames Valley Drainage Act was passed with powers for drainage purposes over a large part of the valley of the Thames and its tributaries above Long Wittenham, the area draining to that point amounting to 826,900 acres. It may be mentioned that the area flooded in November, 1875, in the valley of the Thames and its tributaries above Long Wittenham was 71,096 acres, and the area flooded in November, 1894, in the Thames Valley between Teddington and Long Wittenham was approximately 71,000 acres. The Bill was promoted by landowners in the districts which had suffered from floods.

The area over which powers were given for this purpose was divided into seven districts, the boundaries of which were sanctioned by the Inclosure Commissioners, now incorporated in the Board of Agriculture, each having its Drainage Board charged with the duty of improving and maintaining the tributaries, while the Drainage Commissioners control the main channel of the river. The District Boards must first obtain the consent of the Commissioners before undertaking any new works, or improvements of existing ones, in the tributaries.

The area of the jurisdiction of the Commissioners was first surveyed by the Ordnance Survey Department, and the limits generally fixed by ascertaining the contours of a line five feet above the level of the highest floods both in the river and its tributaries. The rateable area was in this way determined with the sanction of the Inclosure

Commissioners at 55,472 acres, or about one-fifteenth of the whole area within the watershed.

Objections on the part of landowners whose lands are affected by the execution of new or the improvement of existing works can be made to the Inclosure Commissioners, (now the Board of Agriculture,) while before taking land otherwise than by agreement under the Lands Clauses Consolidation Act, the Thames Valley Drainage Commissioners must address a petition to the same body.

Before carrying out works in the bed or on the banks of the river, the Commissioners must give three months' notice to the Thames Conservancy; and, in the event of their objecting, the subject may be referred to the arbitration of the Board of Trade.

Under this Act there have been carried out, by agreement with the Thames Conservancy both on the river and its tributaries, extensive works, principally of dredging, rebuilding locks and weirs, and cutting off bends, and it is believed the drainage of the valley has undoubtedly been improved, and flood water made to discharge more rapidly.

The Commissioners make special rates for maintenance over the whole taxable area, which fall upon occupiers, and special rates for the improvement of existing works and construction of new works, which fall upon owners. The Commissioners' rates are not graduated according to the higher or lower levels of the land; but the rates of some of the District Boards are made on a special assessment, adopting the principle of graduation, not according to a fixed level, but according to the estimate made by a surveyor as to the proportionate benefit that would be derived by the several lands charged.

The Somersetshire Drainage Act of 1877, modelled

on the same lines, embraces lands in the basins of the Parrett, Tone, Brue, Axe, and Carey. The total area within the watersheds of these rivers is 607,400 acres. Under this Act the jurisdiction of the Drainage Commissioners is divided, as in the Upper Thames Valley, into sixteen districts, six of which were already in existence. The area covered by flood in the winter of 1872-1873, in the valleys of the Parrett, Carey, Brue, and Axe, amounted to 69,000 acres.

The boundaries of these districts were similarly sanctioned by the Inclosure Commissioners.

The rateable area is 121,400 acres; about one-fifth of the whole watershed area.

Considerable works have been executed in straightening and widening the channels of the Parrett, Tone, and the Brue.

The works carried out by the Commissioners and the District Boards in their several capacities have undoubtedly, as in the Thames Valley, resulted in relieving a great deal of land from its waterlogged condition, and in particular the town of Langport has derived much benefit from them.

The general and special rates, for maintenance and for improvements to existing works and for the construction of new works respectively, are levied upon the occupiers and the owners, as in the Thames Valley. The District Boards make their own rates for their own expenses of management and drainage works. In the River Brue district the Commissioners have raised special rates on a differential poundage basis, and in the River Parrett districts the improvements are being paid for by precepts to the District Boards issued in accordance with apportionments based on the situation and assumed benefit derived from the particular work, and

these precepts are paid by the Boards out of special rates levied by them in accordance with the poor rate assessments. The undertaking of the River Parrett Navigation and Canal Company was vested in the Somersetshire Drainage Commissioners under their Act, but the navigation has since been abandoned.

In 1880 the River Witham (Lincolnshire) Outfall Improvement Act was obtained. The area of land draining through the Witham outfall is about 762,200 acres; but only one-fourth of this area, or 194,650 acres, consisting of the six districts of the General Drainage Commissioners and the Black Sluice district, contributes towards improving and maintaining the outfall. To defray the costs of the new channel works, these lands have been charged for a period of 35 years from the 6th April, 1881, with a uniform tax not exceeding one shilling per acre in any one year. The new outfall, besides affording a more direct channel for navigation to the Boston Deeps, has, by depressing low water level at the Black Sluice four feet, and at the Grand Sluice at Boston also four feet, very greatly improved the means of drainage of the districts dependent upon it.

Thus, in the three districts referred to, the drainage areas of which amount collectively to 2,200,000 acres, great improvements have been effected, the areas rated for these improvements varying from one-fifteenth to one-fourth of the entire basin in each case.

The state of the River Ouse below Bedford may be referred to as an example of the necessity for some more efficient method of dealing with rivers where there is no central authority for regulating them. Both the late Mr. Abernethy and the late Mr. R. B. Grantham reported at various times on the state of sections of the river near and below Bedford. These reports referred to the

existence of shoals and islands which had grown up in the bed of the river and interfered with the free passage of the water, and also to the obstructions caused by numerous locks and weirs of insufficient waterway, constructed originally for the purposes of a navigation which had become nearly obsolete.

The entire watershed area is 1,852,160 acres, and the extent of fen land and land subject to floods and more or less affected by them within the watershed area, is approximately 282,000 acres. Both reports allude to the defects and impediments in the channel of the river, Mr. Abernethy pointing out the variations in waterways of the bridges, the sectional area of which at St. Ives is only two-thirds of that at Huntingdon higher up.

Mr. Abernethy in his report says: "The area of "land fairly taxable for the expense of dealing with "the river throughout and its outfalls consists, in my "opinion, of the entire watershed above Earith, com- "prising an area of 756,000 acres, the whole of which "contributes more or less to increase the volume of "water in the Ouse, which river constitutes in fact its "main drain, and equity demands that the improvement "and maintenance of its channel and the needful pro- "vision for its outfall should be provided for by the "assistance of all parties within the area of its water- "shed."

Again, as another example of the necessity of some central authority, take the case of the Nene. Here the drainage area is 675,200 acres, and the extent of fen land and land subject to floods, and more or less affected by them, is approximately 269,000 acres. Below Wisbech there is the Nene Outfall Commission, whose fine outfall drain depressed the low water mark at the north level sea sluice ten feet. Between Wisbech and Peterborough

there are the North Level Commissioners, the Middle Level Commissioners, the Waldersea Commissioners, the Court of Sewers, the Wisbech Corporation, the Nene Navigation Commissioners, and the Wash Land Commissioners, besides private parties, all having jurisdiction on the banks, but not one of them able to put a spade into the bed of the river without exciting opposition from other interests. Above Peterborough there is the Nene Valley Commission, which has done some work in straightening the channel, removing obstructions, and enlarging weirs.

The Conservancies of the Lee and Thames are somewhat different in their constitution and privileges from the bodies which we have been accustomed to look upon as necessary for the improvement of the drainage and the prevention of floods in the valleys within their jurisdiction.

The River Lee Conservancy was the first Conservancy Board established in England, supplanting the old trustees created under the Lee Navigation Improvement Act, and being charged with the duty of preventing pollution within the entire area of the watershed. The Act, passed in 1868, gave no powers for rating any lands for drainage purposes; but the Board derives a considerable income from the Water Companies established in the valley. Thus the New River Company contributes £1,500 per annum, besides a payment of £42,000 made for the construction of works for improving the navigation. The East London Waterworks pays £2,000 a year, and both Companies pay a sum not exceeding £1,000 a year for the purpose of "protection of water."

Similarly, the Thames Conservancy under the new Act of 1894 derives an income of £19,655 per annum from the Water Companies, as well as tolls, &c., from the

navigation and other sources, and under the same Act has its powers extended for preserving the purity of the river throughout its entire basin, including the tributaries above the western boundary of the county of London. The improvements of late years in the locks and weirs of the river, however, appear to fall short of what is necessary in view of such a flood as that of November, 1894, and although the riparian owners have pressed upon the Conservancy the necessity of doing more in order to mitigate such floods, the Board appears to have no power for rating land or raising more money than is required for its present purposes.

Conservancy and Pollution.

The state of pollution of some rivers, upon the banks of which a large number of manufactories had been erected, had become so offensive and dangerous to health (the Rivers Pollution Prevention Act 1876 having been found altogether inadequate) that public opinion in the worst districts cried out for some more effectual remedy.

In particular it was apprehended that the Manchester Ship Canal would become polluted unless something were done to purify the Mersey and Irwell.

Under these circumstances an Act was passed in 1892 entitled the Mersey and Irwell Joint Committee Act, under which a Joint Committee was formed of representatives of the counties of Lancaster and Chester and of several county boroughs in Lancashire.

This Joint Committee is empowered to inspect the discharge of effluents and refuse over the whole drainage areas of the Mersey and Irwell, and to obtain convictions where pollution is allowed to go on and no steps are taken to prevent it. I referred in my paper on "Recent

Experience in Sewage Filtration" to some of the clauses of the Committee's Act, in order to show to what extent some of its powers were in advance of those of the Rivers Pollution Prevention Act 1876.

The result of two years' working of the Act is acknowledged to be satisfactory.

The following tables are taken from the report of the engineering inspector of the Committee in June, 1894.

TABLE I.

Showing Progress made by Urban Authorities in Lancashire and Cheshire in the Drainage Area of the Rivers Mersey and Irwell, with respect to Treatment of Sewage.

Authorities with	May, 1892.	June 25th, 1894.
Works in operation	27	34
Works being constructed	8	20
Schemes sanctioned	2	4
Schemes submitted to Local Government Board	6	13
Schemes under consideration . . .	7	3
No scheme	24	—
	74	74

TABLE II.

Showing Number of Manufactories, Works, &c., with respect to Purification Works.

	May, 1892.	June 25th, 1894.
Works with efficient purification plant	45	90
Works with plant constructed but not efficient.	77	172
Works being constructed . . .	77	101
No treatment adopted.	191	36
	390	399

With Urban Sanitary Authorities the advance in the direction of sewage treatment is slow, as Table I. shows; but with manufactories more rapid progress has been made. Two hundred and sixty-two of these are keeping the bulk of their solids out of the river, although the majority of the purification works cannot be said to be really efficient. Also, at 101 manufactories, tanks &c., are now in course of construction.

The Aire and Calder have long been notorious for the excessive and dangerous degree of pollution to which they have been subjected. Following the example of the Mersey and Irwell Joint Committee, the representatives

of the County Council of the West Riding of Yorkshire, and of the county boroughs of Bradford, Halifax, Huddersfield, Leeds, and Sheffield, obtained in 1894 an Act entitled the "West Riding of Yorkshire Rivers Act," which constituted a Joint Committee to be called and known as "The Rivers Board." Its provisions for the exclusion of liquid and solid matter are similar to those in the Mersey and Irwell Act, but some of them have been expanded and made more stringent, while some have been added.

Offenders may be prosecuted, and penalties and costs recovered before a Court of Summary Jurisdiction, but there is an appeal to Quarter Sessions and also to the High Court on questions of fact.

The Bill was strongly opposed before the Committees of the two Houses by some of the county boroughs; and efforts were made to obtain concurrent jurisdiction—that is that the county boroughs should have equal powers with the Rivers Board where river pollution was found to be taking place. It is manifest that, inasmuch as the manufacturers who themselves create the pollution are members of and have much influence on the county boroughs, those bodies would not be willing in all cases to take proceedings against an offending member, and procedure would necessarily be delayed. The Committee of the House of Lords found itself in the circumstances unable to grant such powers.

The improvement of the Mersey and Irwell justifies the expectation that the pollution of the Aire and Calder will be much diminished.

It cannot now be maintained that sanitary authorities or manufacturers have any excuse for allowing gross river pollution to go on, for, differently from former years, they now have their choice of several approved purify-

ing methods according to the circumstances of each district. Nor can manufacturers now fairly claim exemption from some way of treating the effluent from their works. Long ago the Rivers Pollution Commissioners reported that not only in nearly every case could the trade effluents be rendered innocuous, but that in some cases the purification would be a positive source of profit.

Sir Henry Roscoe, in his evidence before the Committee of the House of Lords on the West Riding of Yorkshire Rivers Bill, stated as his experience of the result of the working of the Mersey and Irwell Act that they had always found practicable and available means of dealing, in one way or another, with the materials issuing from manufactories in the district, and that although it was impossible to fix standards of purity for each river, pollution could be at any rate greatly reduced.

There are three courses open to manufacturers according to their particular circumstances: first, to deal with the effluent from their works by precipitation and filtration so as to render it fit to be discharged into a river; secondly, to precipitate, clarify, and then discharge it into the sewers of the district; and thirdly, to discharge it direct into the sewers, as at Birmingham and Wolverhampton. The Public Bills of 1893 and 1894, and the West Riding of Yorkshire Rivers Act, prescribe the conditions upon which the polluting liquids from manufactories may be discharged into the sewers, but still the question whether each manufacturer should first treat the effluent from his works or whether the foul liquids should be discharged into the sewers is an extremely difficult one in many cases, inasmuch as, on the one hand, space is often too limited, and, on the other, a mixture of all manner of such liquids with sewage

renders the problem of the treatment of the discharge from the sewers a very complicated one.

A public Bill on the lines of the Mersey and Irwell Act was introduced into Parliament in 1893, and again in 1894 and 1895, but it went no further. If, however, such a measure were once passed we might hope that, so far as legislation went, the whole subject of the prevention of river pollution would be placed on a more satisfactory basis than hitherto, and, so to speak, cleared out of the way.

I have endeavoured thus briefly to describe the progress made during the past few years in the conservancy of rivers in certain localities. So far as drainage and prevention of floods are concerned, we are as yet very far from the ideal sketched in the measures brought before Parliament in the early part of the last decade. There can be no doubt that the regulation of each of the great rivers should be by a central authority, whose jurisdiction might, as in the cases of the Thames Valley Drainage Commissioners and Somersetshire Commissioners, be divided into a number of districts. The question of the proportionate rating of the whole drainage area is still unsolved, and seems likely to remain so. Many eminent authorities have been and are in favour of it, and it certainly seems only equitable that in uplands where the land is drained or requires draining, where the ditches are opened up and deepened, arterial drains formed and water consequently sent down much more rapidly than would be the case if nature were left to herself, the lands should contribute something towards the mitigation of the floods they help to swell.

A Bill was introduced by Lord Thring into the House of Lords towards the end of the Session 1895 for the purpose of giving powers to County Councils to

cleanse and repair, &c., watercourses, weirs, &c., and to construct new works in place of any old work out of repair or not efficient, and to remove obstructions. Provision is made for the appointment of Joint Committees, and any question arising as to anything to be done is to be referred to the Local Government Board.

A Council would have no power to interfere with the district of any Commission of Sewers or Drainage Board, or with the sewers of any other County Council or of any District Council.

It may be observed in passing that the Board of Agriculture, which has all the accumulated experience of the Inclosure Commissioners in forming drainage districts and in dealing with agricultural drainage questions, would seem to be the Board to which reference should be made instead of the Local Government Board.

Such powers would, no doubt, result in the improvement of streams in separate counties, and by the appointment of Joint Committees a conservancy for drainage purposes over an entire river basin might possibly eventually become established, just as the Mersey and Irwell Committee and the West Riding of Yorkshire Rivers Board have been constituted for the purpose of prevention of pollution.

But it must be borne in mind that the operations in one county up stream might bring about a very serious state of things in the county below, for the effect of improvements in the counties higher up is of course cumulative, and, in this way, is different from that of remedying pollution, so that the condition of a river valley in flood times in the county lowest down the stream might be made worse than it is now, unless works of great magnitude were undertaken by that county.

For example, if the County Council of Bedford were to arrange to remove the mills and weirs in the River Ouse above and below Bedford, the valley in the county of Huntingdon could not be relieved unless a much larger expenditure in proportion were incurred by that county.

In most catchment basins there will be found areas in which improvements of the kind are not required, such for example as in chalk downs or mountainous country formed of unstratified rocks, and it would not seem fair to tax these.

The small fractional proportion which the taxable areas in the Upper Thames Valley and the Somersetshire drainage districts, and also in the River Witham district referred to, bear to their respective watershed areas, viz. one-fifteenth, one-sixth, and one-fourth respectively, and the fact that the taxable area in the Upper Thames Valley is even less than the recorded flooded area, make apparent, I think, the difficulty, nay, even the impossibility, of overcoming the opposition that would be certain to arise in the larger proportion of the watershed area if the whole area were taxed.

It has been considered expedient in the formation of some drainage districts to omit land, which should have been fairly chargeable, from the incidence of taxation, in order to avert opposition which might have been fatal to the whole scheme.

After listening last session to papers on the burdens on land, one is not very much disposed to make suggestions at the present moment that would add to them. At the same time, very large areas of land have been and would be benefited by the better regulation of the rivers in this country, and, having in view the floods of November, 1894, and the introduction of the Bill into

the House of Lords last session, a discussion on the subject appears to be opportune.

In conclusion, I must acknowledge with many thanks my indebtedness to Mr. G. Lovibond, of Bridgwater, Mr. R. Ellett, of Cirencester, and Mr. Reginald E. Tatton, engineering inspector of the Mersey and Irwell Committee, for much valuable information about the workings of the Acts in their districts.

Professor H. Robinson (Fellow) said he was sure the members present would agree with him that a sincere vote of thanks was due to the author of the paper for the trouble which he had taken in its preparation. There were, at the present time, few subjects of more interest, especially to surveyors, than that with which Mr. Grantham had so ably dealt in his paper. He remembered that when, in 1885, he (Professor Robinson) read a paper on the subject before another society, the late Mr. Michael, Q.C., said, in speaking of the pollution of rivers and the Rivers' Pollution Prevention Act: "The great "difficulty in applying to the authorities to carry out the "law is that they themselves are the greatest offenders. "A small local authority in a district is most likely "interested in polluting a river either by the refuse of "the manufactories or by the sewage of the community, "and it is called upon to institute proceedings against "itself. *Quis custodiet ipsos custodes?*" That was under the old 1876 Act, which was not much put in force. The well-known case of Bateman *v.* the Farnham Local Board, in which he (the speaker) acted for Mr. Bateman, was one in which action was brought against the authority for polluting the River Wey, which went through Mr. Bateman's property. It was a test case, and able Counsel appeared on both sides, and ulti-

mately the County Court judge (Mr. Lushington) decided that the town of Farnham was polluting the river, and an order was made giving a certain time in which to abate the pollution. The result was that Farnham was drained, he believed with great advantage to itself and also to the River Wey. That case had been frequently quoted as an example of what could be done under the old Act of 1876, but the Local Government Act of 1888 strengthened the position of those who had struggled for many years to abate the pollution of rivers.

The County Councils had now power to enforce the old Act of 1876, and the Local Government Board could issue a Provisional Order to create a joint committee representing the interests affected and investing them with the powers of the 1876 Act. That was a great advantage, and brought matters, with regard to abating pollution, much closer home than did the 1876 Act.

As to the admission of manufacturing refuse to sewers, Section 7 of the 1876 Act required the authority to admit the waste liquid from manufactories to their sewers, provided it did not prejudicially affect the sewer or the treatment of the sewage at its outflow.

Looking at the matter from an engineering point of view, he might remark that the admission of manufacturing refuse to sewers had been allowed to go on to an extent which, in practice, added enormously to the difficulties of the treatment of the sewage at the outfall. The Wolverhampton Corporation, however, required some treatment before such refuse was sent in, and had taken steps to prevent its admission in a crude state. As great doubt exists as to how far the admission of this refuse is admissible, he would mention a case which was

settled in 1894, which was very useful for engineers and surveyors. There was then a scheme before the Local Government Board in reference to the town of Elland on the River Calder. In that case there was a population of 10,000, and the scheme was based on an estimate of 20 gallons per head, or 200,000 gallons per day of sewage. It was proposed to admit half a million gallons of trade refuse, but when the matter came before the Local Government Board chief inspector, he (Major Tulloch) reported that under the circumstances the scheme must be reconsidered, inasmuch as the trade refuse admitted to the sewer would cause difficulties at the outfall.

He thought that the time had arrived when there was no excuse whatever, either from a local, a sentimental, or an engineering point of view, for polluting the rivers. There was now available an immense amount of information as to the treatment of impure sewage or manufacturing refuse by chemical or other means or by filtration, and a paper like Mr. Grantham's was extremely useful to surveyors who had to manage the land, and he thought the time had arrived when riparian owners as well as Local Authorities should put in force such powers as now existed for preventing the pollution of rivers.

It was generally agreed that the watersheds of the country should be dealt with on some broad principle which would admit of the conservation of the water, which was sometimes so much needed. Water engineers had always been asked to devise means of storing up water for domestic supply while regarding certain conditions of compensation to mill owners and riparian owners. Under the old view of things any water, however slightly polluted, was inadmissible into reser-

voirs, on the ground that when once polluted it would always be polluted. But a knowledge of the influence of bacteria had altered that view. The time had arrived when it was possible to conserve the water of a district on the principle of admitting the flood water into supplementary reservoirs, so as to accomplish the double purpose of diminishing the mischievous effects of floods in time of excessive rain-fall, and of storing up the flood-water for compensation purposes. It was very hard on a town to have to construct costly reservoirs to conserve pure water, and to give it out in times of drought for manufacturing purposes, and he thought attention should be directed to the importance of storing flood-water for manufacturing or for river purposes. He remembered a case, two or three years ago, in which a County Council opposed a scheme which he was supporting for abstracting water from a river, on the ground that the flow of water was required to keep the bed of the river pure. The bed of the river was extremely foul from manufacturing refuse, which admitted of abatement, and it was quite true that flood-water helped to cleanse such a river, but if some flood-water were saved for cleansing purposes in time of drought, it would be easy to keep the stream clean, especially if the pollutions were diminished.

Major Lamorock Flower (Visitor) said he had much pleasure in seconding the vote of thanks to Mr. Grantham for having brought the subject forward at such an opportune moment. He had for some years been engaged in looking after the conservancy of a river in the home counties and he believed his Board was the first to be

appointed to take charge of an entire watershed. He might therefore be pardoned for speaking somewhat didactically, and for basing his remarks on his 25 years' experience rather than on theory.

The law on the subject had been alluded to in the paper, and it must be admitted that the law applying to the protection of rivers in this country was singularly imperfect. The Water Bill at present before Parliament was a very good one, and one which he thought would, if passed, tend to make our water supply more nearly what it ought to be. If the rivers were to be purified, and the water properly taken care of, the country should be mapped out into water-shed areas and the boundary of the catchment basin should be the boundary of jurisdiction of the responsible authority, for if the powers necessary for properly looking after a river were vested in a number of parishes, or counties, or districts, a harmonious working was not to be looked for. The dwellers on the high land in a county would not see why they should be troubled about lower-lying portions or pay taxes to prevent floods which could not possibly affect them. He was decidedly of opinion that the water-shed area should be made the boundary of jurisdiction. All Acts dealing with the question were, he thought, too permissive. There was no such thing as saying, with regard to drainage or pollution, or the prevention of pollution, "Thou "shalt not." If certain things were done there would be a reference to certain persons, and then the case might be taken to the Local Government Board, and perhaps to the High Court, and after that to the House of Lords, but in the meantime the nuisance continued.

He would quote one important case with reference to special clauses in Acts of Parliament. In the Lee

Conservancy Act of 1868, which he had endeavoured to carry out, there were special clauses. In the first place the town of Luton was allowed to discharge its sewage into the river, provided it was dealt with by what was then the best known mode of purifying sewage. The town of Hertford was allowed to do the same. The town of Luton, he was glad to say, had abandoned those clauses. The town of Hertford fought for the clauses, and after an 18 days trial in the High Court, judgment was given by the late Mr. Justice Watkin Williams, that no injury or pollution was done to the River Lee.

The facts of the pollution were proved, but the legal position was distinctly clear, and to this moment the pollution from the town of Hertford was going on just as in 1884, when that action was tried.

The cases of Tottenham and West Ham were practically dealt with by the one going into the Metropolitan system, and by the other establishing works preparatory to doing so, but he quoted the case of Hertford to shew what he thought was the mischief of special clauses in Acts of Parliament.

Mr. H. C. Newmarch (Fellow) said he did not claim to have any special knowledge of the question under discussion, which was a most important one, not only with regard to the health of the country, but also as affecting landed and property interests.

It was absolutely useless to cleanse and deepen ditches and to drain without a provision for a proper outfall, upon which the success of any drainage system really depended. An owner draining his land had in all probability to depend on his neighbour's land for an outfall. With regard to the efficient conservancy of rivers, it was not

easy to determine in what particular way the difficulties were best to be dealt with, and he did not feel competent to express an opinion on the question; but it had always struck him that one of the great difficulties was the definition of the rateable area. Was it advisable or possible to put all ratepayers on the same basis, whether they were owners or occupiers of high land, low land, or middle land? Was no credit to be given to the owner of land for his foresight in selecting the position of his property? He had heard arguments on both sides, and his mind was still open on the question, but he thought injustice would be done if too hard and fast a line were laid down, and if all owners and occupiers were put on the same basis. There could not be any doubt of the necessity of some better way than the present one of dealing with the question of pollution. To mention only one point, the enormous destruction of fish in the rivers of this country was in itself sufficient grounds for action in the matter, and further, even from a sentimental point of view, it was lamentable to see beautiful streams utterly spoiled by the abominations that were allowed to flow into them. Anyone who knew the Calder a year or two ago must consider its condition a disgrace to any civilised country. What improvements might have since been effected he did not know, but his latest experience of the district led him to believe that a very great deal had to be done before these waters could be called unpolluted.

Mr. G. J. Symons F.R.S. (Visitor) said that he desired first to say a few words which had nothing to do with the paper. It was the first opportunity which had occurred to him to express in that room the sense

of gratitude which his own society (The Royal Meteorological Society) felt for the courtesy and hospitality with which the Surveyors' Institution had allowed them the use of the lecture hall when they were temporarily houseless some time ago.

It seemed to him that the root of the difficulty lay in the question of money. The pollution of rivers was largely due to mistaken ideas on the part of manufacturers as to the best means of making money. They thought they would effect a saving by turning their refuse into the rivers; but this was proved to be a mistake, and floods were aggravated because persons objected to paying the cost necessary to keep the rivers in a state of efficiency.

Then there was the great rating question, which, as it seemed to him, had arisen from the fact that matters relating to rivers and flooding questions generally had been looked at from rather too small a stand point. Water as it fell on the hills, washed certain portions of those hills down, and in the course of some thousands of years, the mountains might even all be washed down, and the world reduced to a uniform level. Every year a certain portion of the high land was being washed down to the lower level, and this naturally involved the obstruction of the rivers. Therefore everybody that owned land, whether high or low, ought to bear his proportionate share of the cost of keeping clear the channels by which the detritus from the high land was carried down, *i.e.* of the dredging. Some land on the chalk, and some on hard primitive rock was little affected, but, with those exceptions, it seemed to him the whole watershed area was responsible for getting rid of the water carrying the detritus.

Another aspect of the case had not been touched

upon. It dealt with money again—the old story. He referred to the building of houses and the enclosing of land by the side of rivers. A great number of houses were built in most unsuitable situations. He remembered, in 1894, shewing a photograph at a meeting of his own Society of what he might call a waterscape of flooded land, in the middle of which was a board, inscribed "Eligible building land!" That was still going on in the valley of the Thames. Many "building sites" were much below flood line. He thought it would be very unjust to charge other areas with the expense of helping persons who built on such unsuitable sites, and the sooner all building below the flood line was prohibited the better.

It had been said that our laws were unsatisfactory, but he should like to hear from members present something about the laws of other countries with respect to pollution and the prevention of floods. The literature of other countries—of France, Germany, and Austria, for instance—dealt with hydraulic questions much better than our own, and shewed that we had much to learn from those countries.

In the third paragraph of his paper Mr. Grantham referred to a visit of the Thames Conservancy to the upper Thames for the purpose of making a number of inquiries. He understood that the Thames Conservators were extremely amiable and courteous, but succeeded in doing nothing. He had heard of a similar arrangement before, which had a somewhat similar result. He was told (he did not know whether it was so or not) that the constitution of the Thames Conservancy was such that the upper portion of the Thames was not at all fairly represented, and that when a question of spending money arose the lower Thames had the prevailing voice.

Mr. Moreton Frewen (Visitor) said that Mr. Grantham's paper had a special interest for him, because, when in America, he had watched with great interest the various schemes both for the purification of sewage and for the prevention of floods. The question of dealing with surplus water was, in America, yearly becoming more difficult. With the extension of drainage systems and the destruction of the forests it was found that the rainfall rapidly swelled the rivers, and the difficulty of dealing with the great floods of the Mississippi valley became greater year by year.

But as to the question of sewage treatment, there were some recent developments in America to which, though he spoke only as an amateur and not as an expert, he should like to call attention.

About two years ago he was invited by the municipality of New York to inspect some works on the Croton river, which river supplied New York with its drinking water. The river had become polluted at a point some 25 miles outside the town, at Brewster. The effluent from the town of Brewster, leaking through some peaty meadows, was invading the Croton river, and all sorts of disease and hygienic trouble naturally resulted. Typhoid and diphtheria in New York were, observably, on the increase. But meanwhile Professor Woolf of New York had discovered that by applying a current of electricity to sea water, or to salt and water, a large quantity of chlorine gas could be liberated. The electrical plant at Brewster was a small one, and, if he remembered rightly, the Croton river ran about 80 million gallons a day, but a mere trickle of 6,000 or 7,000 gallons per hour of this electrolysed salt water was sufficient to sterilize the Croton river and to insure pure water for New York. The cost was at most £5

a day. Having no expert knowledge of the question, he thought little of the matter at the time, but there had since been a further important development. Eighteen months ago the garbage of New York was sent out in big barges to be dumped upon an island of about 30 acres, in the middle of the bay. The sulphuretted hydrogen created by this garbage mass, was, with each set of the wind, almost intolerable to the dwellers on the shore. Professor Woolf fitted a barge with dynamos and pumped electrolysed sea water upon these broad acres of stinking refuse, and albeit the previous condition of Rikers Island had been as bad as possible, and was affecting the health of New York, he understood that to-day tomatoes, and other vegetables, were being grown upon the garbage heaps of Rikers Island.

He should have been rather shy of mentioning this case, for it sounded too novel and too "American," and the idea of getting what Professor Woolf claimed to get, viz. 250 grains of chlorine gas to the gallon of sea-water seemed almost impossible, but when recently staying at Taplow, with his friend Mr. Grenfell, now the Mayor of Maidenhead, he was again introduced to Professor Woolf's electrolytic experiments. A plant was now running upon the effluent of the Maidenhead sewage, which sewage was no worse, he imagined, than that of other towns, but it was still a source of a good deal of anxiety to the Thames Conservancy Board. One-half of the sewage effluent there was now being electrolysed, and the report of a well-known sanitary authority was that the effluent, after treatment, was so pure and so absolutely sterilized that it was better than ordinary tap water. As that Maidenhead plant was so accessible, and as he believed the authorities would be glad to show

the works to anyone professionally interested, he was encouraged to lay those facts before the meeting.

It appeared that by applying, through electrodes of a certain pattern, an electric current to sea water, or to salt and water, hypochlorites were liberated, which coming into contact with animal or vegetable refuse, generated chlorine gas at the rate, under favourable conditions, of more than 200 grains to the gallon of sea-water.

It might be remembered that at the meeting of the British Association last year at Ipswich, the Hermite process, which was also a process for electrolysing sea-water, was elaborated in a very interesting paper. The Hermite process appeared to be a useful one; but probably not more than 50 or 60 grains of chlorine to the gallon was liberated by this process, and instead of destroying the bacilli it seemed merely to suspend their animation, and did not entirely sterilize the effluent, as was effected now by the electrolysed salt water at Maidenhead.

He thought that to the members of the Surveyors' Institution, the subject must be one of present interest, and that the experiments made by Mr. Grenfell would be carefully watched, introducing as they did, a new, and, if successful, a very valuable method of dealing with a very troublesome question.

Mr. A. D. Fripp (Visitor) said he felt some diffidence in addressing the meeting, for, as a medical man, he was but little acquainted with the technical points of the surveyor's branch of science. He must also apologise for coming somewhat unprepared to deal with such a

subject before a body of experts, as he had only that afternoon been asked to attend the meeting.

The process mentioned by Mr. Frewen was perfectly new to England. After an experience of only about four months of its working he had not many more details to lay before the meeting than those given by Mr. Frewen He had in his hand a report as to the treatment of effluent from the sewage farm at Maidenhead, which came to hand only the day before, and dealt with a matter which they, as surveyors, must often be called upon to consider—he meant the effluent from the ordinary drainage of a town. He supposed it would be generally admitted that if the bacilli in the effluent could be killed, and if, at the same time, no blocking of the stream by the deposit of sediment was produced, then some advance would be made towards the solution of the question.

The report of an eminent bacteriologist on the experimental plant (for it was nothing more), at Maidenhead, showed that it was treating about 3,000 or 4,000 gallons of effluent per hour, and that the effluent treated contained, before treatment, some 50,000 to 60,000 bacilli to the cubic centimetre, a large percentage of which would be, especially during the prevalence of zymotic diseases, of great danger to the community. After a very inexpensive treatment, lasting only a few minutes, and in which the very water that was used to dissolve the brine contained 30,000 bacilli per cubic centimetre, there were only *eight* of these bacilli left alive. It was usual to regard 100 bacilli per cubic centimetre as not seriously vitiating the quality of drinking water to any dangerous extent.

The plant at Maidenhead had not been running long enough to enable him to speak with any authority, but

so far as he had seen the process did not seem to result in any increase of deposit in the stream: indeed the foreman who superintended the weekly dredging of the stream, had volunteered a statement to the authorities that that operation had become unnecessary. The man in charge of the works said that after letting the tubs, in which the electrolysed brine met the effluent, run for 14 days, no sludge was found at the bottom. The nitrites were oxidised into nitrates and it was very certain that the bacilli that were alive before treatment were absolutely killed afterwards. The Hermite process which had been alluded to had failed in this country at Worthing and Ipswich, and in France, not because it was not good, but because it was not good enough. It only produced some 40 to 60 grains of chlorine per gallon, but by the new process as much as 200 or 300 grains per gallon could be obtained, and on that the efficiency of the process depended. Hypo-chlorites had been for many years recognized in the British Pharmacopea as disinfectants and deodorants, and the deodorant power of this "electrozone" process was very marked at Maidenhead.

A previous speaker had alluded to three points of view from which one might judge of the treatment of the effluent. The first was on hygienic grounds, and he had tried to point out that at any rate so far as the killing of the bacilli was concerned, this process appeared to be efficient. Secondly, as regarded the fish in the stream, experiments tended to shew that the fish rather liked the addition of chlorine to the water, and seemed a great deal more lively in water which contained a little of it. Thirdly, on sentimental grounds it was surely an improvement if such things as tomatoes and raspberries, selfsown, would grow—as he was assured was the case

in the American experiment already referred to—on ground which had previously been nothing but a dumping-place for refuse, and a serious danger to the health of the neighbourhood.

Mr. L. F. Vernon-Harcourt (Visitor) said he had had the opportunity of seeing the working of the Hermite process at Ipswich last year, at which time there were great hopes that the process would be successful, and he was sorry to hear from the last speaker that this had not proved to be the case. It did not seem to produce so much chlorine as did the newer process, which fact, rather than any fault in the process itself, tended to make it less efficient.

It had been already suggested that as the detritus impeding the channels was brought down by rivers from the higher ground, therefore the owners of high lands should contribute towards the conservancy of the rivers. That plan would be very satisfactory where it was practicable, as it might possibly be in a country like England; but in many other countries it would be impossible. For instance, the Rhone brought down a large quantity of detritus from the Alps in Switzerland and deposited it in France. In such a case it would be quite impossible to tax the whole of the water-shed. He had lately visited a much larger water-shed—that of the Ganges—which would be an impossible area to tax; and the floods and changes of that river could not be controlled at any reasonable cost. He was professionally acquainted with two of the river districts which Mr. Grantham had mentioned, namely the valley of the Thames, and the valley of the Witham. He was engaged some years ago in making surveys in both those valleys. The Witham had broken through one of its embankments below Lincoln; and the survey

was made from Lincoln down to Boston, for the purpose of trying to prevent the flooding of the low-lying Fens.

In that district it was absolutely essential for the preservation of the land that the drainage should be efficient. In Holland, drainage was very thoroughly carried out, as he knew from personal observation. Extensive reclamations had been made round Haarlem, and in the construction of the Amsterdam Ship Canal; and pumping was very largely resorted to for the drainage of these lands. In most of the Fen districts there was very little fall, and an elaborate system of drains had to be made to carry off the water.

He was reminded by a remark of Mr. Symons, about eligible building land, of his own experience in Lincolnshire when making the above-mentioned survey. He remembered some houses in the course of erection in the neighbourhood of Lincoln, where the flood level was well above the window sills of the ground floor. He also remembered the state of the valley of the Thames during the big flood of 1894, when houses were surrounded by water, and roads made impassable for anything but boats. It was simply foolish to build houses near the Thames above Walton only 20 or 30 feet above ordnance datum. He had occasion, soon after he had been to the Witham, to go for the Upper Thames Valley Drainage Commissioners and make a survey of the Thames from Long Whittenham right up to Cricklade, and along the main tributaries for several miles, and he found numberless obstructions in many places to the drainage of the land. But a great deal had been done by the Upper Thames Valley Drainage Commissioners since that period. Weirs had been enlarged in many cases, but not much had been done in the rebuilding of bridges.

He considered it was impossible entirely to prevent

floods, even if it were in fact desirable; for it was well known that in some cases of meadow land it was advantageous to have a certain amount of alluvial deposit in the winter for agricultural purposes.

Nevertheless it was desirable, especially in the upper Thames valley, to mitigate floods, and to prevent summer floods; and that, he thought, could easily be done if the money were provided. The Thames Conservancy had done a good deal in the lower part of the river in the way of improving the weirs, but much still required to be done. He had to advise the late Master of Balliol, when Vice-Chancellor of Oxford University, on the question of removing Iffley lock; but the advocates of æstheticism preferred to keep the river high in summer at the expense of the prospect of floods in the winter.

With regard to carrying out remedial measures, he agreed with Mr. Grantham and Mr. Symons that it would be desirable that the whole watershed should be taxed, if possible. He was not sure whether such an arrangement would not interfere with the new Urban District Councils, especially as one's experience of such bodies was that they raised the rates and rendered it less easy to carry out extensive improvements. It had been said that they managed things better in France, and the reason was that they taxed the whole country for the improvement of the rivers as well as for other public works: a proposal to do so in England would no doubt be opposed by the Chancellor of the Exchequer, and would involve a large expenditure of public money. It was admitted that engineers, provided they had the money, could do almost anything, but without money nothing could possibly be done. The great obstacle in the way of the adoption of comprehensive schemes of river conservancy, was the expense of adequate works; and the large majority of persons, living out of the reach

of floods, would strongly oppose being taxed for the benefit of the inhabitants of lowlying lands. The prevention of river pollution, from the fact of its affecting the population generally, had a far better prospect of being carried out.

Colonel A. S. Jones, V.C., C.E. (Visitor) said he felt specially interested in the two tables shewing the work done by the Mersey and Irwell authorities since they were established under their special Act. The last of the tables shewed that in May, 1892, when they began work, there were 24 authorities who had no scheme in hand, while in June, 1894, there was not one without some scheme. He thought those tables deserved attention.

In regard to rating, he entirely agreed with Mr. Symons that higher lands should pay for the obstruction they caused by the deposit of detritus in the lower valleys. He could not see any unfairness in taxing a whole watershed for improvements to the river draining it. He only hoped that the example of the Mersey and Irwell Board would soon be followed in a public Bill for the whole country establishing watershed Boards and making the County Councils, which must be the rating authorities, responsible for their maintenance.

With regard to pollution, it was all very well to get an analysis of an effluent on a show day when everything was prepared for it, and the question of a standard of purity for effluents had been very largely debated, but for practical purposes an effluent which was equal to or purer than the river into which it was going, was the standard to be aimed at. To attempt to make drinking water out of what had been sewage, was merely the dream of an enthusiast. The impractical tendency of the age was to ask for some magical way of getting rid of the nuisance of sewage; and to meet that demand

hundreds of inventions had cropped up professing to deal with it. One of the latest schemes was that referred to as at work in America and at Maidenhead.

He should have been glad to hear some reference to the valuable experiments which had been steadily carried on for 24 years by the Board of Health of Massachusetts, who had really gone into the subject from beginning to end, and he should like to hear what they thought of the destruction of bacilli which had been referred to. He used himself to think that the purifying action of the soil was due to the direct action of oxygen in the pores of the soil, and that plant life took up its nitrogen from the organic matter direct. But biologists now taught that an intermediate nitrifying agent came in, and thus explained the fact that the irrigation of sewage over land —particularly land under a crop—resulted in a clear effluent, all the organic matter being converted into harmless mineral matter. There was a vague popular idea that all germs were the source of disease, and the fact was often overlooked that there were healthy as well as unhealthy bacilli.

The Thames Conservancy Act of 1894 gave very great powers, and he hoped the same system as that of the Lea Conservancy would be adopted, by the appointment of a chief engineer who would review the whole watershed, and advise the Board.

Mr. H. G. Assiter (Professional Associate) said, that having had some experience of the prevention of pollution he might be permitted to call attention to two points which had not been touched upon on the present occasion, but which he thought were worthy of discussion. The first was as to the constitution of the Courts of Jurisdiction which dealt with the question of river

pollution. He knew of a town the authorities of which had succeeded for about ten years in putting off dealing at all with the sewage. They had been discharging crude sewage into the river, and although they had been called upon many times to take steps in the matter they had succeeded in putting it off up to the present. The proceedings in connection with the matter were purely farcical. The Mayor and the members of the Town Council, as such, were simply summoned before themselves as justices of the peace. It was not a question of money, for during the period of the postponement of this very necessary improvement they had succeeded in building a fine block of municipal buildings, and had spent large sums in other ways.

Then again he thought the method of deciding the way in which the sewage should be disposed of was very unsatisfactory. There was nothing to compel a Town Council or a Municipal Authority to call in a competent adviser. A scheme had to be approved by the Local Government Board, but he thought it would be far better if there were some means by which the authority could be compelled to call in proper and competent advice. He had heard it objected that each professional man had his particular fad, and that each thought the methods of the others entirely wrong. He thought it would be far better if there was some Central Committee of experts to consider the particular requirements of each place for a proposed scheme of drainage and decide which would be the most suitable for the particular locality.

Mr. GRANTHAM, in reply, said he was much obliged to those who had taken part in the discussion which had added so much to the interest of his paper.

Dealing first of all with the pollution of rivers, he was aware of the powers to which Professor Robinson

had alluded. The County Councils had power conferred upon them to enforce the provisions of the Rivers Pollution Prevention Act of 1876, but he believed in a great many cases those powers did not go far enough; something he thought was wanted in the shape of the Public Bill, which had already been brought in, on the lines of the Mersey and Irwell Act, before there could be any satisfactory dealing with the pollution of rivers.

He was not aware that (as Professor Robinson said) Wolverhampton kept its trade refuse out of the sewers. When he saw the works a few years ago the authorities were building very large tanks and treating the sewage with a large quantity of lime, and then turning it on 400 acres of land. They had tried putting it on the land direct, but so large a quantity of oxide of iron and other chemicals came down the sewers that they killed everything on the land, so the Corporation now dealt with the sewage by mixing with it 20 or 30 grains or more of lime per gallon, and then pressed the large quantity of the resulting sludge.

A case was quoted by Professor Robinson in which the Local Government Board had referred back the plans for separating the trade refuse which formed a large proportion of the sewage of a certain town. He (Mr. Grantham) could refer to a case of his own in which brewery refuse had to be dealt with, and the Local Government Board required him to separate it from the sewage of the town, though the proportion of brewery refuse to sewage was very much smaller than that mentioned by Professor Robinson.

With regard to Mr. Symons' remarks, rating was of course a very difficult question, and in the abstract, no doubt, the whole basin of a river should be the rating area, but the practical difficulty seemed to him to be that the uplands high above the river formed

so very large a proportion of the river basin that a measure of the kind could not be carried, for the opposition representing that proportion would be too strong. So he had endeavoured in the paper to sketch out a way in which, perhaps, the difficulty might be met, by taxing only those lands, besides the flooded areas, where drainage was practicable and necessary.

Surface geology maps had been prepared by the Geological Survey Department, and it would not be difficult to trace on them the lands which could be charged on that principle. He hardly thought that the uplands, though they furnished detritus to the lower land, could be taxed, simply on that account, for those valleys benefit very much by the detritus which came down.

Although he understood Mr. Symons to say the chalk and other high formations were comparatively small areas, the chalk formed a large proportion of the Thames basin, for instance, and chalk streams rendered the lands through which they flowed very valuable. The same might be said with regard to such formations as the new red sandstone. The Severn valley was greatly filled up with the detritus of the sandstone, and this rendered it very fertile, much to the benefit of the landowners, and it did not seem to him just to tax the upland simply because it sent that detritus down. He knew of the Hermite process referred to by Mr. Moreton Frewen and Mr. Fripp, and he heard it had been attempted to be applied to Worthing, but it did not seem to have been tried successfully there, for he believed it required a dual system of pipes; but he was glad to hear of what had been done at Maidenhead.

He could only repeat his thanks for the way in which his paper had been received and discussed.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

No. 360.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, May 11th, 1896.

DANIEL WATNEY (PRESIDENT) IN THE CHAIR.

The discussion on the paper read at the Meeting of November 25th, 1895, by Mr. R. M. D. Sanders, Fellow, entitled "Landlord and Tenant in Ireland," was resumed by

Mr. TOLER R. GARVEY (Fellow), who said that in the first place he wished on behalf of the Irish Committee to thank the Council of the Institution for their considerate suggestion that some of the Irish members should attend the meeting, and place before the English members of the Institution some opinions of their Irish brethren on the Land Bill now before Parliament. The Irish Committee gladly availed themselves of this courteous invitation, and had come over to give some idea of what was thought of this Bill in the country affected by it.

He was glad to know that the views of some Irish landowners, as well as land agents, regarding this Bill would be expressed, for the former were represented at the meeting by Sir Thomas Butler, Colonel Lowry, and Mr. Montgomery, and both owners and agents were fortunate in seeing present a gentleman, a land agent and Fellow of the Institution, as well as secretary of the Landowners' Convention, than whom there was no one

in the kingdom more competent to speak upon Irish land legislation—he referred to Mr. Gilbert de Laval Willis.

In the few observations which he had the privilege of addressing to this important meeting he would not go into details respecting the Bill. He merely wished, in as brief a way as possible, to offer a few general remarks, and to leave it to the speakers who followed him to deal with the details of some portions (for time would not admit of more) of this comprehensive and very complicated measure.

He believed he expressed the views of landowners and land agents in saying that they hoped the Government, having pledged themselves if they came into office to introduce a Land Bill, might be able to carry a Bill through Parliament this session, provided it were fair and just to landlords and tenants alike. It was not desirable that a further just settlement of this land question should be postponed. Members present would perhaps smile at the idea of a "settlement" of the Irish land question, and well they might; there had been so many settlements, all asserted by their framers to be "final," and as such passed into law by Parliament.

But his countrymen were not so unlike the rest of mankind as not to continue asking as long as they could get, and their persevering importunities had been so well rewarded by the Imperial Parliament that they would not look upon any Land Act now passed as a final settlement, but after a short time would renew their demands for another little slice of the landlord's property, and so the cry of "Give, give" would probably continue.

However it was manifest that a necessity was laid upon the present Government to introduce some sort of Land Bill to clear up the difference of opinion which the evidence taken before the Morley Committee showed to

exist between some of the legal persons charged with the administration of the Lands Acts regarding some few sections in those Acts—the principal one being the position of the tenant on the expiration of the statutory term. The Government had thought it well to go far beyond these sections, and in a Bill divided into six parts with 44 clauses had introduced many new features as well as amendments, all of them admittedly framed in the interests of the tenants.

To deal with some of the most important of these was, he took it, the object of this discussion.

A landowner in Ireland had absolutely no voice in fixing the rent for his land in all tenancies created before 1881 (and all others were comparatively few in number) nor in the rents now about to be revised. It was therefore of first-rate importance that the persons to whom this most serious duty of fixing rents was committed should be men of great experience, practical knowledge of farming, sound judgment and, above all, thoroughly impartial and independent.

The Sub-Commission Court now consists of three members, a legal commissioner and two lay commissioners, the former keeping the evidence within the legal limits of the Acts he is administering; and he was bound to say that the work of the Sub-Commission Courts had been greatly facilitated by the ability and impartiality of the decisions of the legal Commissioners, and he for one (on this point he only expressed his own opinion) regretted that in the present Bill it was proposed to dispense with their services in the first instance.

The lay Sub-Commissioners as a body (in this, too, he was but expressing his own opinion) had, he believed, endeavoured to do their duty fairly; but some of them were men of little or no experience in farming,

unacquainted with the properties of the soil, and totally ignorant of the most elementary principles of the science of chemistry as applied to agriculture. It would therefore be seen that with the best intentions it was not possible that absolute justice should be done to litigants in all cases. As the work in the Sub-Commission Courts decreased, the services of many of these men were dispensed with, and the present staff of Sub-Commissioners had at all events the qualification of some years' experience. He feared, however, very few of them would be equal to passing the examination required for a professional associate of The Surveyors' Institution.

It was above all things important that the new appointments which must necessarily ensue on the passing of this Bill should be of persons of undoubted qualifications.

In comparing the condition of Irish agriculturists with that of English farmers, it was well to bear in mind that although the great wave of agricultural depression had of course extended to Ireland, it was not felt there with the same severity as on this side of the Channel, and for many reasons. In the first place, independently of the fattening and dairy districts, where the pastures were of the richest quality, there was not in the tillage districts much of the stiff clay soils which have proved so disastrous to the corn-growers in England. Again, the holdings, being very much smaller did not require so much capital; and as 472,000 holdings out of a total of 552,000 were valued at or under £30 a year, a large amount, in fact far the larger amount, of labour was supplied by the farmers' own families. The mixed system of farming adopted as a rule throughout the country was decidedly the most profitable, for all the eggs were not in one basket, and the extraordinary

manner in which of late years the various kinds and ages of farm stock rose and fell proved that the mixed system of agriculture (which roughly speaking meant about one-third of the holding in tillage and two-thirds in meadow and pasture) was not only the best suited to the qualities of the soil, but was in these times the most profitable.

It must also be borne in mind that although the price of grain had fallen considerably, statistics showed that the produce had increased.

The sober and industrious man who cultivated his holding well could still "live and thrive," although he could not make money as fast as he did twenty years ago; but the increased and ever-increasing deposits in the banks, and the enormous prices paid for the good-will or tenant's interests whenever a tenant offered his farm for sale, proved that, however the larger farmers might feel the present agricultural depression, the great majority of Irish tenants were very far from being reduced to poverty or even low circumstances.

Two Parts in this Bill (Parts II. and III.), referred to the large and important question of purchase, *i.e.* the transfer of ownership from landlord to tenant for a consideration. These important parts of the Bill would be dealt with by Mr. Willis, and he only referred to them now in connection with the professional interests of land agents. Of course if the sale of the whole of the estates in Ireland were to be carried out at once and compulsorily, it would mean the sudden extinction of the whole profession of land agents in Ireland. If Parliament for the purpose of carrying out a great State policy were, without notice, and through no fault of the land agents of Ireland, to pass an Act which then and there deprived them of their income without any compensation

whatever, would it not be a most unjust and oppressive proceeding—contrary to all precedent, and treatment such as would not be meted out to any other profession. And yet, although much was said about compulsory purchase, not a word was heard of any intention to consider in any way the interests of those who would by such a measure be deprived of their incomes.

He did not wish to be misunderstood in this matter, or that it should be supposed for one instant that whether the land agents of Ireland were to get compensation or not they would fail to do their duty honourably and unselfishly to their employers. Whether they got compensation or not, they were bound by every feeling of principle and honour to effect a sale if possible whenever a landowner desired to sell; and he could answer for them that, putting aside all self-interest, they would faithfully and loyally do their duty in this respect.

Up to the present time, whenever sales had taken place under the existing Purchase Acts, the owners had, so far as he knew, made no difficulty about allowing a reasonable fee to the agent for making terms with the tenants and carrying out the sale; and happily there existed, as a rule, such thorough confidence between landlords and agents in Ireland that he did not believe any difficulties would arise under a voluntary scheme of purchase such as was proposed in Part III. of this Bill.

There was, however, a part of the Bill—Part II.—dealing with compulsory purchase. It was proposed that certain estates, now under the management of the High Court of Chancery, should be sold to the tenants, if they desired it, whether the owners or mortgagees wished it or not.

These estates were managed by receivers under the control of the Judge of the Land Court Division of the

Court of Chancery. Naturally the negotiations for the sale of these estates to the tenants would devolve on the receivers or agents. They alone were qualified from their experience of the tenants and the estates to carry out the sales, which involved not alone the valuation of land but many questions of rights of way, water, turbary timber, sporting and other royalties.

There was no provision in the Bill for any remuneration to land agents for carrying out this work. It was hoped, however, that should this part of the Bill become law the authorities charged with its administration would adopt a reasonable scale of fees when sales were effected.

The land agents of Ireland were a well-abused set of men as well as the landlords, and he was not there to say that in no case was censure undeserved, or that no agent was ever indiscreet or unwise, but he did say that the large majority of the land agents of Ireland were well qualified for their work, that they were men of education who had at much expense qualified themselves for it, and that under tremendous difficulties and anxieties, of which perhaps some of their English brethren had but little idea, they had endeavoured to discharge their duty with fidelity to their employers and with justice to the tenants.

In appealing to their English brethren for some sympathy in their difficulties, it would be their earnest desire always to merit the approval of their fellow members, and to uphold the high character of the great Institution to which they had now the honour to belong.

Col. J. Corry Lowry (Visitor) said he was very glad to have the opportunity of giving a few words of explanation to the English members of the Institution, of the

aspect of the Irish land question from the landlords' point of view.

The tenants' case was fairly well known. Their advocates were able men and were very numerous and persevering, and he thought that nearly everyone who read the newspapers and the magazines must know pretty well what the tenants' view of the question was. The landlords' view, on the other hand, had not had the same trouble taken to bring it prominently forward, first, perhaps, because landlords were a different class of men from tenants, and also because there were not so many of them. The tendency had been to let things alone, and, up to 1881 and for some few years after, there had been no properly managed organisation; but when the Act of 1887 was passed, and the landlords considered that faith had been broken with them, they organised what was now called the Irish Landowners' Convention, the constitution of which he would, if he were permitted, briefly describe.

Every county in Ireland was represented in it. In the latter part of each year a meeting was called in each county, by circulars and advertisements, asking all owners of land to meet in the county town. Owners of land were defined to be, not only landlords in the common acceptation of the word, but also mortgagees, as well as land agents, and any mortgagee or rent charger interested in the land to the value of £100 a year or over. All such landowners were invited.

The meeting was held in each county, and delegates were appointed to attend the convention in Dublin. The number of delegates varied according to the size of the county and the number of landowners; for instance, the County Cork had seven, while some had only two or three. Supplementary delegates were also appointed in

order that there might be the full number of delegates at the convention which met in Dublin, at least once in each year, in the month of January or February. There was always a very good attendance, and this year it was particularly large, owing to the apprehension with which the coming land legislation was viewed. The Land Question was thoroughly discussed at two meetings, one public and the other private. An Executive Committee was elected for the year consisting of about 30 members who had power to co-opt others considered to be experts and well acquainted with the land question. That was the organization of the Landowners' Convention.

In response to the kind invitation extended to them one or two members of the executive committee had done themselves the honour to come over from Ireland in order to speak on the question upon the present occasion.

Before the Bill of 1881 was introduced, Mr. Gladstone, anxious, he supposed, to get thorough information on the matter, appointed a Royal Commission—by no means the first Royal Commission on the Irish Land Question—which was presided over by the Earl of Bessborough.

The report of that Commission was supposed to be the foundation of the Act of 1881, and Mr. Gladstone, in introducing his Bill, made the very remarkable statement that he was glad to say that Irish landowners had been tried before the bar of public opinion by that Commission, and had been acquitted of the charges brought against them of unfairness, injustice and tyranny.

Of course among a very large body of landowners there must be some who, perhaps, could not be so acquitted, but it must be remembered that about 1848 a "Landed Estates Court" Act was passed, and that a number

of estates in Ireland were compulsorily sold by auction, and bought by land speculators who were informed that the income to be derived from these estates could be very much increased. He remembered a case where an estate was bought by a landowner at a high price on the representation that the rent might be raised so much that he would be able to get a considerable profit on the transaction. When the Bill to fix fair rents was introduced, all expected the effect of the Act would be to make bad landlords do what good landlords had always done of their own accord.

Within the last few days an unexpected testimony had come from one who was a political opponent of the landlords, with reference to a clause in the present Bill which said that compensation for tenants' improvements must be given by "money or money's worth," and which defined, among other definitions, "money's worth" as letting land for a period of years at a smaller rent than "the land was otherwise worth." Mr. Serjeant Dodd, who was a distinguished exponent of the land question, said, in the *Freeman's Journal* last week, speaking of this clause: "As to the result of litigation there "could hardly be a doubt. There is scarcely a holding "in Ireland that could not be excluded from the opera- "tion of the Act, for the simple reason that every land- "lord is obliged, under stress of custom or popular "opinion, by reason of the tenant having made his "improvements, to let to his particular tenants the land "at a lower rent than he would otherwise have obtained "from them." That was a remarkable testimony that landowners were in the habit of letting land at a much less rent than they would otherwise obtain for it. Such was also the report of the Bessborough Commission to which he had alluded.

When the Bill of 1881 was introduced, landlords did not oppose it. They knew it would press hardly upon them, but they did not at all anticipate its full effect. Mr. Gladstone, when he introduced the Bill, apologised to his hearers for doing a thing which he thought would otherwise have been objected to. He said it would be necessary to temporarily banish the laws of political economy to the planet Saturn, but he hoped it would only be temporarily that free contract would be done away with in Ireland, and that it would before many years be re-instated.

There were a good many exceptions; for instance leases were excluded, and grazing farms of the value of £50 and upwards, and Mr. Gladstone expressed the hope that the time would come when free contract might be again restored in Ireland. When the Act of 1887 was passed by a Conservative Government, it brought leaseholders under the Act. A lease, as all knew, was a solemn act, signed, sealed, and delivered by two parties, and giving fixity of tenure, at all events for some years. The tenant was given power by that Act, if he thought the rent too high, to come into court and get it adjusted, but if the landlord thought the rent was too low, as was often the case, he had no similar powers. But had the predictions of Mr. Gladstone in 1881 been fulfilled? Had the laws of political economy been re-instated on this planet or had they not been driven further away than ever before? Every step in legislation had had the effect of driving them farther away, and the Bill now brought forward banished them to a greater distance than ever.

No country could be in a sound state when its inhabitants were not free to make their contracts between themselves. When that Act of 1881 was passed it was said it would do no one any harm, and that in place of

depreciating the value of properties it would increase them; that rents might be reduced, but that they would be paid with greater regularity, and that in consequence the value of properties would go up so much that they would be worth 26 or 27 years purchase. Had ever a prophecy been so disastrously unfulfilled as that? The Bill now brought in with, he believed, the best intentions, by the present Government, was said to remedy the defects in the Land Act of 1881. All agreed that there were clauses to which no objections could be offered, but there were others in which those thoroughly acquainted with the land question could detect germs of evil, which would most assuredly be developed (if they were developed under the same machinery as the Act of 1881) with the most disastrous results to the landed proprietors of Ireland. He said that without any reservation whatever. It had been said, so constantly that it seemed almost like an axiom, that Irish land-owners had no cause to complain, for the rents of English properties had been reduced quite as much as their own had been. But that was not the case, save perhaps in some exceptional instances. He believed it was an undoubted fact, proved by statistics, that about 40 or 50 years ago the rents in England had greatly increased. In about 1872 or 1873 they were very high: they had fallen considerably since then, but the rental of England now stood much as it did some 40 or 50 years ago. The case of Ireland was very different, for who would have expected when the Act of 1881 was passed and the landowners were acquitted of harshness to their tenants, that, in the result, not a single fair rent would be found in the whole of Ireland. All rents were reduced, even those of the old landowners. If the present rental of both England and Ireland were compared with what it was

40 years ago, it would be proved that the reduction of rents since then was far greater in Ireland. But the circumstances of the case were entirely different. Although Mr. Gladstone thought he had banished the laws of political economy from this planet, still the value of everything was what it would fetch in open market, and was governed by the law of supply and demand in spite of Acts of Parliament. The "valuation" of a thing, however honest, was only a matter of opinion. He remembered in India being put to value elephants. He had no idea of the value of elephants and could only arrive at an estimate by calling in witnesses to prove what elephants sold for. The only test of the value of Irish land, as of all other things, was what it would fetch. English land had depreciated in value because the demand for it had fallen off considerably, but on the contrary the demand for Irish land was as great as ever, notwithstanding the depreciation of prices, and tenant-right in Ireland was selling all over the country at unprecedentedly high prices.

An instance came under his observation in his own neighbourhood in the north of Ireland not long ago. A small farm let at £9 10*s.* a year rent for twenty acres, or a little under 10*s.* an acre, was sold by auction for £340, or about thirty-six years' purchase. It was bought by a man in the neighbourhood who knew its value very well, and gave that amount simply "because he wanted it."

A man coming into a farm and giving a large price for the tenant right was saddled with a higher rent than his predecessor had to pay. All these facts told against the principle of pitchforking the sound laws of political economy away from our own sphere.

The purchase clauses of the present Bill, to which Mr. Garvey had alluded, were a great advance on all

previous Acts, and gave very considerable inducements to tenants to purchase their farms.

Under the Ashbourne Acts of 1885 and 1888, a considerable number of estates were sold because a number of landlords, who were anxious to sell their estates for various reasons, and public companies—as the London companies in the Co. Londonderry—who wished to part with their properties, were ready and anxious to take advantage of those Acts. But the Act of 1891 was not a success, and why? Because either the tenants were not willing to buy, or, if they were, the price they offered was such that the landlords could not accept it. This was to be expected, for the tenants were naturally reluctant to purchase that which they hoped would before long be reduced in value. As long as they saw legislation being introduced which would take slice after slice off the property of their landlords, they would not purchase.

Under the Church Act of 1869, by which Government advanced only two-thirds of the money, the tenants were glad to buy at 22 years purchase. By the Act of 1881, three-fourths was advanced, but the fair rent clauses of that Act hindered purchase.

By the Ashbourne Acts the whole amount was advanced, and for the reasons he had given, these Acts were a success.

He feared that Part I. of this Bill would take away from the advantage of Part III., for Part I., unless amended, would take another slice off that which the landlord had to sell, and as long as this went on tenants would not buy.

Parliament had done much to remedy the grievances of Irish tenants. There had been the Acts of 1870, 1881, 1885, 1887, 1888, 1891, and this new Bill of 1896. Besides those there had been an abortive Bill in 1890

and another in 1895. Irish tenants could not say that a considerable proportion of the time at the disposal of the Imperial Legislature had not been expended for their advantage. Was this constant legislation and interference with the rights of property ever to cease? Were Irish landowners ever to be allowed to rest in quiet possession of that remnant of their property which had been left to them?

He could not conclude his remarks without saying one word on behalf of the Irish tenantry, more especially in the north of Ireland where he was a resident landed proprietor and received his own rents of, he was sorry to say, a small estate. He must bear testimony, speaking of the farmers in the district with which he was principally concerned, to the fact that in spite of the specious inducements held out to tenants by different governments, and of the bad advice given them by political adventurers, they were a class conspicuous for their straightforward and honest dealing in all matters between landlord and tenant.

Mr. G. de Laval Willis (Fellow) said that he desired, in the first instance, to express his gratification at being present at a meeting of the Institution which had done him the honour of electing him a Fellow, and he hoped he should have many opportunities of attending their meetings in the future.

The Land Bill now before Parliament was a very great advance on any proposals in the direction of land purchase which had ever been made by Parliament for the benefit of Irish landlords and tenants by the Bills and Acts to which Colonel Lowry had referred.

The Ashbourne Acts, which were well known to most persons interested in the question, enabled tenants to

borrow the whole purchase money, repayable in 49 years by an annuity of 4 per cent., and, as Colonel Lowry had said, that money was taken up very rapidly. However, the experience, so far, had been that those terms, liberal as they were, had not been sufficient to induce tenants in Ireland to come forward and purchase their holdings in large numbers. There was no doubt that since 1891, when the existing Act was passed, there was much dissatisfaction with regard to existing land purchase legislation, and this had been ascribed, he thought with much truth, to the complicated provisions of the Act of 1891. The Ashbourne Acts were very simple, enabling the tenant, as he had said, to borrow the whole purchase money, repayable in 49 years at four per cent., but the 1891 Act introduced a number of complicated financial provisions. There was the annuity of four per cent. for 49 years on the capital advanced, as under the Ashbourne Acts, but it was applied in a different way. Five shillings out of every pound was taken away from the annuity and applied practically to a foreign purpose—the building of labourers' cottages. It could not, therefore, be used to assist in paying off the annuity, and when the Irish landlords at that time placed their views before the Government they urged very strongly that it would be a much better thing to apply it towards the repayment of the money in one way or another, but the Government would not hear of it. In the same way there were complicated provisions known as "purchaser's "insurance money." The principle was that when a tenant purchased at less than 20 years' purchase of the "annual value" of his rent, he had to pay, for five years, interest to the Government, equal to that on 20 years' purchase of the "annual value." That had the effect of bringing back, under normal conditions, a larger repay-

ment of capital, which was, of course, beneficial to the State, as affording a greater security. It was allowed to accumulate, and the tenant got the benefit of it at a later stage of the annuity, but it was a complicated calculation which an ordinary small farmer would not be likely to understand. It was further complicated by what was known as the "nett annual value." Under that provision he was liable for, not the full annuity of four per cent. on his loan or advance, but he could go to the Land Commissioners and ask them to fix his annuity for five years at 80 per cent. of the nett annual value of his rent, which was a somewhat complicated provision also.

The Irish landlords represented at the time that the latter provision would neutralise the effect of the former one, and that it would be much better if it were dropped, but they were again told that their views were not correct, and they were not listened to.

They also told the Government that in a land purchase measure the one thing most needed was to make the tenant's annual payment as low as possible, and it was represented to the Government that interest at four per cent. on the purchase money, was hardly a sufficient inducement. They ought to have a term much longer than 49 years, especially where a high rate of purchase was given, and the interest should be made as low as possible.

However, at that time, the Government could not see their way to alter the term of 49 years, although they had before them a series of actuarial tables showing that if they were willing to do it, they could grant periodical reductions on the annuities which would be very favourable to the tenants.

In 1886 he sent in a paper to the Cowper Commis-

sion, then sitting, in which he pointed out the necessity for decreasing annuities periodically as an inducement to the present generation to become purchasers, and he suggested that there should be two periodical reductions of 10 per cent. each on the annuity at whatever date they could be granted, and he shewed that if the term were extended to 65½ years they could get those two reductions to operate at periods, in round numbers, of ten years each. The Government had at last adopted that principle, and it might, perhaps, appear to be rather hard still to find fault. But the whole position had advanced a good deal within the last five or six years. A provision sufficient to satisfy the tenants ten years ago would have then given a very great impetus to land purchase. But experience pointed to the fact that at the number of years' purchase at which landlords were willing to sell, they must now offer the tenants a larger rate of reduction at the time of purchase—at the present moment—than they obtained by an annuity of 4 per cent. on the purchase money. Under the Government Bill they would get periodical reductions, Mr. Balfour said, of not less than ten per cent. at periods of ten, twenty, and thirty years following the date of the original purchase, but no greater reduction at the date of the purchase than under the Act of 1891.

He thought experience had shewn that the average Irish farmer did not much care what was going to be paid by those who came after him. He naturally thought it a far better bargain to get these substantial benefits at once, or at all events during his own life-time. Men in middle life, when told that they would get certain advantages after a considerable number of years did not look on them with the same favour as if they were likely to come at once. The proposals made by

the Government in the present Bill were, nevertheless, of an extraordinarily liberal character. There was to be a re-calculation of the annuity on the amount of capital outstanding, at the end of ten years, and again at the end of the second period of ten years, and at the end of the third ten years the operation was repeated for the residue of the term. The result was that the purchasing tenant would obtain a reduction in ten years of fourteen per cent., and the further decennial reductions would bring the reductions ultimately to thirty-seven per cent. of the original annuity. Those were extremely favourable terms and the most liberal ever offered by any Government in any country; but at the same time they were deferred—the benefit was a long way off. He remembered (shewing how the Irish tenantry looked at such questions) asking an Irish farmer who had some £3,000 lying at one per cent. in an Irish bank, why he did not put it in Consols where he could get three per cent. and he said: "O yer honour, the Consols are a long way off." He did not like the notion of not having his mony near at hand and he thought the same sort of view obtained on the question of reductions in land purchase transactions.

He believed it to be quite possible—in fact, proposals had been laid before the Government—to show that when giving a long extension of term, a liberal reduction could be made at once. The annuity which was now proposed would extend over seventy-two and a half years. That was an enormous step in advance on the period of forty-nine years. In fact, the Government were to be congratulated on having made an advance in this matter which they deemed impossible a few years since when it was first proposed.

One of the difficulties which had arisen in connection with the present Bill was that under the Act of 1891 the landlord was paid in land stock and not in cash, and it was now proposed to pay him in future, not in stock, but in cash. He remembered in 1891 it was feared that the land stock would not stand at par but would always be at a discount, which would be a considerable barrier to the successful working of land purchase. He was glad to say that this apprehension had proved to be quite unfounded. Since 1891 there had been an extraordinary appreciation in Government and other high-class securities, and land stock now stood at a premium in the open market. Two financial difficulties arose from this fact which were mentioned by the Chief Secretary for Ireland in his speech on introducing the Bill. The first was that if a tenant asked to be allowed to pay off his annuity at the then present value of his loan, in cash, the Treasury must go into the open market and purchase an equivalent amount of stock at a considerable premium, and there was thus a loss to the country upon it. He felt, and he thought Irish landlords agreed, that it was not to be expected that the general tax-payer should incur any loss on that account. The Treasury did not allow it in dealing with public bodies and boards. Why should it in the case of Irish tenants? In dealing with a public board they did not allow it to pay off a loan at its present cash value. He saw the other day the case of a public board, where about £300,000 was concerned, and where the Treasury refused to allow such a proceeding, but threw them back upon the open market. He thought it was quite fair that the same rule should apply to an Irish tenant who might want at some future date to pay off his

advance and redeem his holding. They should simply tell him: "You can redeem if you like, but you must pay "in cash at the present value of the stock in the open "market, or you must go into the market yourself and "buy stock for us to that amount.' The cases in which that would arise would, of course, be comparatively few.

There was another difficulty which, on the face of it, looked larger, and that was that the sinking fund under the 4 per cent. annuity was supposed to be accumulated at $2\frac{3}{4}$ per cent., but $2\frac{3}{4}$ per cent. Government stocks could not be bought at par, and therefore, as Mr. Balfour said, there was a loss to the Treasury on the transaction, and consequently they must cease to pay in land stock, and must in future pay in cash. He thought that difficulty was really provided for in the Bill. It was, he thought, provided that at the end of each decade the new annuity was to be on the then outstanding amount of capital, and the wording of the Bill was such that the loss to the Treasury on any such difference between par and the open market price would be taken into account, but supposing it were spread over the whole term, and the sinking fund were only invested at $2\frac{1}{4}$ instead of $2\frac{3}{4}$ per cent., the term would only have to be extended from $72\frac{1}{2}$ years to 76 years.

He need hardly say that a tenant who was going to purchase to-day was not much concerned whether the annuity would run for 72, 74 or 76 years. He would not have the smallest hesitation in letting his grandchildren or great-grandchildren pay; but stock at the present premium had an extra purchasing power, and the proposal to cease to pay in land stock was taking away from the Irish tenants the valuable extra purchasing

power they now had in the market price. A case came before him some time ago, in which the question arose whether the landlord was going to be paid in stock or cash, and when he (Mr. Willis) was asked if the Land Commissioners would pay in cash, he said: "No, they cannot; they must pay you in stock;" and that fact settled the matter, for when the landlord found he was going to be paid in stock, he was able to accept the offer of the tenant.

Both parties were indeed interested in inducing the Government to pay in guaranteed land stock, and not in cash. In 1921 the Treasury would have power to deal with the whole of the land stock, and might either pay it off in cash at par or issue new stock, and if they issued new stock they would take care that it was not at a premium in the market. Therefore the difficulty, he thought, arising from that cause, would be small and temporary.

Looking at the question as a whole he must acknowledge that landlords and tenants in Ireland should feel very grateful to the Government for the very large advance that had been made on all previous land measures in the present proposals. Unfortunately, however, it seemed that the Government had overlooked the fact that the whole question had undergone considerable change in recent years, and terms which would have been quite satisfactory a few years ago were no longer good enough.

A clause in the present Bill proposed to deal with incumbered estates which were at present under the control of the Landed Estates Court in Ireland, and to get those estates sold compulsorily to the tenants.

The Landed Estates Court in Ireland was originally

formed for the sale of incumbered estates but, in more recent years, estates that were not incumbered could be sold if the owner so desired, for the court in selling an estate gave what was called an indefeasible title. There was a large number of those estates on the files of the court at present, and owing to the political agitation in the country, and recent land legislation. there was very great difficulty in finding purchasers for them. An objection was made that those estates ought not to be always administered by the Court. As Mr. Balfour said, the Court had been turned into a rent-collecting department; but Irish landlords did not at all advocate that such a state of things should necessarily continue if the Government thought it desirable to put an end to it. There was a more direct way of doing it, by bringing in a Bill with that object in view, and he thought such a Bill would be found to receive a great deal of sympathy even among Irish landlords. But it was one thing to take steps to prevent an estate being tied up in Court for an indefinite period, and another to say: "You must "consent to sell the estate at a price fixed by the court," not to any buyer who chose to bid in the open market, but to the tenants. Apart from other objections, that appeared to him to be for the first time a direct interference with the discretion and rights of mortgagees. He did not know what mortgagees and landlords all over the kingdom would think of a measure of that character. He felt sure it would receive determined opposition from influential quarters, and it was likely to be one of the difficulties in passing the Bill.

The whole Bill was at the present time in a somewhat hopeless position, owing to the pressure of other public business in the House of Commons, and there did

not seem much prospect of the Bill, or any large portion of it, passing this year, except so far as all parties could be induced to allow it to do so.

Mr. H. de F. Montgomery (Visitor), said that during the course of an evening's discussion it would be out of the question to attempt to unravel the many conundrums contained in the new Land Bill. In his very able paper, Mr. Sanders, with commendable prudence, started by saying that he was entirely responsible for the contents of the paper, and that he committed no one else by anything he said. But there was little, if anything, in that paper which he might not have put forward as representing the views of the Land Owners' Convention of which he (Mr. Sanders) was a member.

An excellent account had been given by Mr. Sanders of the present state of the Irish Land Law, and he proceeded to point out what might be done to improve it, and what he hoped would be done in the Bill which had not at that time been printed, and it occurred to him that he might just point out what approach this Bill had made towards the end which Mr. Sanders thought should be aimed at.

He was glad to join his friend, Col. Lowry, in stating his conviction that the authors of the present Land Bill and of the existing Acts were actuated by the best possible intentions, although he hesitated to say the same with regard to all the Bills which had been brought in on the subject. But it was proposed to carry out these good intentions by means which, in his opinion, were scarcely calculated to attain the end desired. It had been said by Mr. Sanders that it

would be a great advantage if the new Bill contained declaratory clauses to make it clear what the respective rights of landlords and tenants were. That, he felt sure, was the intention of the Government; but he was sorry to say the more he examined the first part of the Bill, which ought to be mainly declaratory, the more he found it tended to make things worse. The first half of the first clause was good enough. It put the agricultural tenant, at the end of fifteen years, in a fair position, but he doubted the necessity for it, for if anyone attempted to raise the rent after fifteen years and took the case to the Court of Appeal, he believed it could be settled there as well as by any Act of Parliament. With regard to the knotty question of improvements, the provisions of the Bill appeared to him to lay the foundation for endless fresh litigation, and instead of making matters clearer, only to lead up to new complications.

The general tendency of the Bill was easily observable. At the beginning of the first clause it was laid open to the tenant to have every case re-heard, and in the last clause it was specially provided that the landlord might in no case re-open a case which had been decided against him.

Attention had been drawn by Mr. Willis to a similar point with regard to the purchase clauses. So long as Land Stock was at a low price, the landlord was to be paid in Land Stock, and directly it went above par, the landlord was only to be paid in cash. There were a good many points of that sort.

It was said by Mr. Sanders in his paper to be very desirable that some steps towards restoring free contract should be taken.

There was nothing of the sort in the Bill; but, on the other hand, credit must be given to the present Government for not having acceded to the demand of the Opposition that the future holder of a tenancy created since 1881 should be put entirely in the position of the old tenant.

With regard to the remainder of these clauses being declaratory, he had gone through them carefully and found they contained no less than 26 distinct further infringements of landlords' rights of property. He did not wish it to be understood that he considered the infringements were all important, and that some of the provisions might not be readily conceded to the tenant, but it was remarkable that in the first part of the Bill there should be so many distinct provisions infringing the present rights of landlords, and against those only one small concession to the landlords. It was proposed to slightly widen the conditions under which the landlord should be able to buy back at its full market value land taken from him without compensation. That was the only concession to the landlord in that part of the Bill.

It was suggested in the paper that some steps should be taken to clear the title of the landlord at the expense of the State. The Bill proposed nothing in this direction, but there was a clause under which (ostensibly with the object of hastening sales under the Land Purchase Act), where the title was complicated, the money was to be paid into court, leaving the landlord and other claimants to scramble for it, and get it when they could. That, instead of hastening purchase, must have the effect of retarding it, for no landlord would think of purchase in face of such a clause until he knew his title was clear.

The cost of proving a title in Ireland being an unknown quantity in most cases, that provision would prevent landlords negociating sales to their tenants, except in cases where the title happened to be clear.

Then Mr. Sanders said that landlords had suffered great grievances with regard to the rent-charge, but in the Bill there was only a minute concession in this matter to landlords who were going to sell land to their tenants.

With regard to procedure, he thought Mr. Garvey had well explained what the objections to some of the new proposals were. There was also an attempt at an automatic scheme. In that day's *Times* there was a letter from Sir Francis McNaughten complaining of the present procedure, and suggesting that some short cut should be made to the revision of rents on the same principle as under the Act of 1867, *i.e.*, that the rent should be lowered, if necessary, according to the fall in prices.

There existed a very strong feeling in favour of that. He had, at some pains, himself endeavoured to elaborate a scheme by which judicial rents might be regulated by prices without so much litigation and valuation, and at one time he thought he had succeeded, but he was sorry to say he had not, and he put the matter before the members for their careful consideration. When it came to the price of cattle it was difficult to devise any fairly simple means by which a sliding scale could be got to work fairly. Tenants who bought and sold cattle could make as much money, or nearly so, when cattle were both bought and sold cheaply, as when they were bought and sold dearly. They were only hit in years when there was a sudden drop in prices; and, on the

other hand, they made a great deal of money on a sudden rise. A solution ought not to be impossible, and members of the Institution might discover some way of dealing with the matter and devise a sliding scale for revising judicial rents. If they could, they would confer a great boon on both landlords and tenants in Ireland.

The proposal to reconstruct the Land Court was well meant, but it was not carried out in a satisfactory way, for it tended to lower the judge to the level of a Land Commissioner instead of raising the Land Commissioner to the position of a judge—as he thought should be done.

As to the proposal that where incumbered landlords were not able to perform their duties the tenants should be made the proprietors, he thought Mr. Willis had shown that this was not well conceived, and that it would retard the general operations of purchase more than it would forward them in such special cases.

Allusion had been made by Mr. Sanders to the providing of money at a low rate of interest for paying off incumbrances. When the Landowners' Convention was first formed, they were confronted with the fact that Parliament had diminished the value of their property, while it had, at the same time, diminished their credit and their means of raising money at a reasonable rate. While the State advanced large sums to tenants to redeem their rents, to pay off their landlords, and to become proprietors, it appeared reasonable that it should also lend to landlords money to pay off incumbrances, which the State itself had made it impossible for them to pay off. But they soon found, under the political conditions of the day, that it was impossible to do it.

He mentioned it now because he found that English landowners were now raising the same question.

In his paper, Mr. Sanders connected his (Mr. Montgomery's) name with an alternative plan, but he should certainly have given credit to Mr. Willis, for it was he who first drew attention to the German system by which landowners had been able to borrow money as cheaply as the State could. He hoped something of the kind would be started in this country, and he believed the time had come when steps might be taken in this direction to enable landowners to remain in their homes and carry out their duty to their tenants.

There was a provision in the Bill, following the provisions in the Registration of Titles Act, preventing tenants purchasing of their holdings from making those holdings real property. The question of converting realty into personalty had, he thought, hardly been considered in this country yet, from the proper economic point of view. It did not matter much to the large landowners, but with a peasant proprietary its effect would be most injurious.

He wished to emphasize, what had already been pointed out, viz: that the first part of the Bill would kill the third part—that the first part was not a mere declaratory statement of rights of landlords and tenants, but would hand over more slices of the landlords' property to the tenants, and, as long as tenants believed that every few years they would get a Bill of this sort, further reducing rents, not only in accordance with a fall in prices but also by further special provisions, they would not agree to buy their holdings at prices which most landlords could afford to accept.

The Hon. Horace Plunkett M.P. (Visitor), said he was in rather a peculiar position as an Irish Member who was neither landlord, owner, nor tenant, for he had no property in Ireland. He considered the land question by far the most important of all Irish questions; in fact, it would not be very far from the truth to say it was *the* Irish question; but that was controversial matter.

He would not at that hour discuss the merits and demerits of this particular Bill. His own instincts taught him that it would be extremely advisable for the landlords, who, he believed, were largely hostile to the Bill, to consent, if it were possible, to its passing. He thought the general experience of Irish land legislation was that, from the Irish landlord's point of view, every new Bill was worse than the last. If this Bill were accepted on a fair compromise, which for his own part he believed was attainable, between landlords and tenants, it would come nearer to finality than any previous Bill, for the reason that it could be discussed on its merits. No one could say that there was any pressure put on the Government by the tenants to force them to bring in a Bill. It was given freely without any compulsion. On the other hand, if the Bill were thrown out, or mutilated out of all recognition, the demand for legislation would remain, and its concession would be only postponed. All experience shewed that each postponement resulted in a worse Bill later on.

No one recognised more fully than he did the terribly hard case of the Irish landlords. Colonel Lowry had mentioned the case of landlords who purchased under the Encumbered Estates Act. He had always heard it admitted that the old landlords were not guilty of any

injustice, as a rule, to the tenants; and it was these purchasers who were to blame. And yet what could be more cruel than the case of these men? Not only, as had been said, were they informed that the rents of the properties which the Government sold to them were low and would admit of being raised, but the schedule of the Bill of Sale actually set out certain improvements adding value to the property. As soon as they bought, the State stepped in and prevented them raising the rents, which they had said could be raised, and then confiscated the improvements and handed them over to the tenants. He could not conceive a harder case, and yet it was said they were the real malefactors, and that the old landlords had suffered for their fault. Hard as the case of the landlord was, he could never conceal from himself that some land legislation had become absolutely necessary. He thought every landlord admitted that something had to be done, and further that within the strict lines of political economy no satisfactory legislation was possible. That the legislation which had been adopted was the best possible he did not think anybody would hold. It sought to improve the relation between landlord and tenant. But tenure in Ireland had been reduced to a condition of such hopeless confusion, that it was almost a commonplace to say that the only way out of the muddle was to do away with that relation altogether.

Mr. H. Stuart Moore (Visitor) said he had heard the Bill rather strongly condemned, but everyone who came from Ireland must not be expected to join in the condemnation. It was true that it would take property from the landlords and increase the duties and cares of

land agents, but his belief was that the Government had come to the conclusion that something must at last be done for the lawyers.

The existing law had, he thought, been very ably explained by Mr. Sanders, but he would be very courageous if he proposed to come down there to expound the provisions of this Bill after it had passed into law.

He did not think the Bill held out any hope of finality whatever. The provisions were all framed to meet the differences of opinion which, it was alleged, had arisen in the Law Courts. The tenants claimed that the Acts of 1881 and 1891 gave them all they wanted, but that they were misrepresented and misinterpreted by lawyers. If so, was there much reason to hope that a more complicated Bill would make the intentions of Parliament more clear? To take one question alone, the question of improvements. It was rather a large question and he did not propose to deal with it then. On that question alone the Bill had clauses of abnormal length and difficulty. They were stated to be only declaratory of existing decisions; but they really subverted the whole existing law.

The Bill dealt with the question of improvements but it afforded no prospect of finality. It changed the existing law with regard to improvements and compensation for improvements.

Again, under the existing law, a tenant whose pasture holding was not valued at more than £100 a year could have a fair rent fixed.

The object of this limitation was to protect the smaller class of tenants who were supposed to be unable to protect themselves.

By this Bill the right to come in under the fair-rent provisions was extended to holdings valued under £150.

There was no reason, as far as he could see, for this provision. It settled no principle.

Why should not the tenant whose holding was valued at £155 come in? The principle was lost sight of. What hope of finality did this hold out?

Again, as to fair rents, there was no starting point. The last fixing of the rent was not adopted as a starting point. The cases must be heard as if they had never been heard before.

It was a Bill that could benefit lawyers only, and although he could not raise much objection to it from that standpoint, it was a lamentable thing that the litigation which followed the Act of 1881 was now to be renewed and to last for the next eight or ten years.

Sir Thomas P. Butler, Bart. (Visitor) said he had nothing to add to the remarks of previous speakers. A great deal had been said of the matter from the landlords' point of view, and he thought it would be well if the other side of the question were put forward.

He begged to thank the Council of the Institution on behalf of himself and his colleagues for giving them a platform on which to explain their ideas, and to express the pleasure which it afforded him to be present at such an interesting and important discussion.

Mr. Sanders, in reply, said that it was quite impossible, at that late hour, to deal in anything like detail with the many points raised, and he would very shortly

refer to one or two matters only. He had endeavoured to point out that all these Land Acts, since 1870, had been political rather than Agricultural Acts. They had not made two blades of grass grow where only one grew before, nor had they brought capital into the country. All they had done was to transfer property from one class to another, but the farmer of the future became worse rack-rented than under the former system, for he came under a rack-rent made up of the reduced rent payable to his landlord added to the interest on the capital sunk by him in tenant-right. There could be no settlement of the land question until there was some sort of return to "Freedom of Contract."

It had been said by a previous speaker that it was impossible to compare the state of things in England with that in Ireland for the reason that, while in England the landlord looked for the full economic rent, in Ireland it was not so. One hundred years ago Arthur Young estimated the rents of Ireland at 6 millions and they had since then doubled: in England the rents had trebled and in Scotland they had increased to six times in the same period. It was quite plain therefore that Irish rents had never come up to the full economic standard in England. Large deductions had been made in English rents to meet the times, but it did not follow that Irish rents were too high because they had not fallen in the same proportion, for Irish landlords did not raise their rents in 1870, and onwards in the same manner as had been the case in England.

Since his paper was read the Land Bill had been introduced. In it he ventured to hope that some attempt would be made to return to freedom of contract. He thought the Bill disappointing in that respect.

In the short time allotted to him for his closing remarks it was impossible to deal with its details: they had been very well criticised by some of his friends from Ireland. He could only say that the Bill only tinkered at a land system, admittedly unsatisfactory, in a manner that would unsettle the little that was settled under it, and would promote litigation instead of producing the rest that was desired.

Even in that part which was supposed to be the redeeming feature of the Bill, namely, the Land Purchase Clauses, facilities were no doubt given to the tenant to purchase his farm, but it was no use if the landlord were not given facilities to sell, by being enabled to clear his title cheaply and with expedition, and he regretted that this was not provided for.

He thought it would be well that every facility should be given to the landlord to sell if he were willing to do so; but unless there were some controlling power established over the land to take the place of the landlord, great difficulty would occur in future, owing to disputes between tenants and purchasers as to boundaries and successions, owing to the devolution of property being made the same as personalty, and unless some means were provided by the Government for dealing with that state of things which Mr. Montgomery had referred to, the last state of these people would be worse than the first. He begged again to thank the members for the kind manner in which they had received his Paper, and he felt that the importance of the discussion had been due, not to his paper, but to the very important Bill introduced by the Government, which had inspired so many of those better able

to discuss the provisions of the Bill than he was, to be present that evening, and to take part in the debate.

The Meeting then adjourned.

THE ANNUAL GENERAL MEETING,

Monday, June 1st, 1896.

DANIEL WATNEY (President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, May 11th, 1896, under the provisions of Article XLII. of the By-Laws, was read to the Meeting.

The Report declared that the following had been elected a

COUNCIL FOR THE ENSUING YEAR.

President.

DANIEL WATNEY

Vice-Presidents.

ALEXANDER MILNE DUNLOP	ROBERT VIGERS
CHRISTOPHER OAKLEY	THOMAS MILLER RICKMAN

Members of Council.

ROBERT GEORGE CLUTTON	HERBERT THOMAS STEWARD
JOHN SHAW	CHARLES BIDWELL
ARTHUR GARRARD	RICHARD HORSFALL
JOHN F. L. ROLLESTON	WILLIAM WRIGHT
ARTHUR VERNON	GEORGE LANGRIDGE
HENRY DREW	THOS. TAYLOR WAINWRIGHT
FRED. THOS. GALSWORTHY	JACOB WILSON FAIR
ALBERT BUCK	HOWARD MARTIN

Professional Associates of Council.

EDWARD SMYTH

JOSEPH HENRY SABIN

Associates of Council.

SIR RICHARD EVERARD WEBSTER, G.C.M.G., Q.C., M.P.

JOHN WOLFE BARRY, C.B.

The Report of the Council on the state of the Institution and the Statement of Receipts and Expenditure for the year 1895 were read.

It was Resolved—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the 'Transactions.'"

It was Resolved—"That the thanks of the Institution be given to Messrs. H. C. Newmarch and C. John Mann for the efficient performance of their duties as Auditors."

It was Resolved—"That the thanks of the Institution are due and be given to the President, the Vice-Presidents, and the other Members and Associates of Council, for the able manner in which they have administered the affairs of the Institution."

It was Resolved—"That the thanks of the Institution be given to Mr. John Wornham Penfold (the Honorary Secretary), to Mr. Julian C. Rogers (the Secretary), and the other Officers of the Institution, for the able manner in which they have executed their several duties."

The President presented the following Prizes won by Candidates in the Preliminary and Professional Examinations, 1896 :—

THE INSTITUTION PRIZE OF THE VALUE OF £15 15*s.*

to Henry Wilkinson Daniel, placed first in the Students' Proficiency Examination, 1896.

THE SPECIAL PRIZE OF THE VALUE OF £10 10*s.*

to Joseph Taylor Rook, placed second in the Students' Proficiency Examination, 1896.

THE CRAWTER PRIZE OF THE VALUE OF £10;

for the best work in the subject "Principles and Practice of Valuation" in the Fellowship Examinations 1896, and

THE PENFOLD GOLD MEDAL

for the highest number of marks (over 75°/₀ of the maximum) in the Fellowship Examination, 1896,

to JOHN DRONSFIELD WHITTAKER.

THE DRIVER PRIZE OF THE VALUE OF £15 15*s.*,

for the highest number of marks in the Examination (1896) for Non-Student Candidates for the Class of Professional Associates, and

THE PENFOLD SILVER MEDAL

for the highest percentage of marks (over 75°/₀ of the respective maxima) in the Two Divisions of the Associateship Examination, 1896,

to WILLIAM EASTER.

THE "THOMAS SANDERS PRIZE" OF THE VALUE OF £2 2*s.*

for the highest number of marks in the Preliminary Examination, 1896,

to ERNEST GEORGE LOMAX.

It was resolved—

"That the thanks of the Meeting be given to Messrs. W. MATTHEWS, C. H. E. WEST (Fellows), and H. O. Bell (Professional Associate), for their services as Scrutineers."

A vote of thanks to THE PRESIDENT for his conduct in the Chair was passed unanimously, and the Meeting terminated.

Dr. STATEMENT OF RECEIPTS AND EXPENDITURE FOR THE YEAR ENDING DECEMBER 31ST, 1895. Cr.

REVENUE ACCOUNT.

1895.	RECEIPTS.	£ s. d.	£ s. d.
1480	Fellows' Subscriptions for 1895 at £3 3s.	4,662 0 0	
42	" " arrears at £3 3s.	132 6 0	
207	" " in advance for 1896 at £3 3s.	652 1 0	
1	" " part paid	2 14 0	
			5,449 1 0
467	Professional Associates', Associates', and Colonial Fellows' Subscriptions for 1895, at £2 2s.	980 14 0	
9	Professional Associates', Associates', and Colonial Fellows' Subscriptions in arrear at £2 2s.	18 18 0	
2	Professional Associates', Associates', and Colonial Fellows' Subscriptions in advance for 1896 at £2 2s.	4 4 0	
1	Professional Associate's Subscription part paid	1 1 0	
			1,004 17 0
148	Students' Subscriptions for 1895 at £1 1s.	155 8 0	
1	" " arrear	1 1 0	
4	" " in advance for 1896	4 4 0	
			160 13 0
	Hire of Rooms		368 16 6
	Dividends		765 11 6
	Transferred from Capital		400 0 0
	Examinations—Candidates' Fees in Division III., and Fees forfeited £628 19 0		
	Sale of Examination Syllabus 30 17 7		
		659 16 7	
	Less Examiners' Fees, &c. 279 19 0		
	" Printing, Lithography, Hire of Instruments, and Sundry Disbursements 195 18 5		
	" Prizes 37 1 6		
		512 18 11	
			146 17 8
	Cash at Bankers and in hands of Secretary, January 1st, 1895		544 19 6
			£8,840 16 2

1895.	EXPENDITURE.	£ s. d.	£ s. d.
	Rent	372 3 4	
	Rates, Taxes, and Insurance	232 2 11	
	Fuel, Light, and Water	86 7 4	
			690 13 7
	Corporation Duty		50 13 8
	Repairs		78 8 4
	Stationery, Postage and Receipt Stamps, Books of Account, Publications, &c.		386 17 7
	Salaries of Secretary and Staff	1,879 19 10	
	Housekeeper's Wages and Allowances	140 0 0	
			2,019 19 10
	Household Effects, Housekeeper's Petty Cash Expenses, and Sundry Disbursements		245 10 9
	Publication of "Transactions"—Printing and Lithography	122 15 3	
	Binding	3 2 2	
	Reporting	39 18 0	
		165 15 5	
	Less Sale of "Transactions"	29 2 6	
			136 12 11
	Publication of "Professional Notes"—Printing and Lithography	104 15 0	
	Less Sale of "Professional Notes"	2 10 0	
			102 5 0
	Provincial Committees		20 18 6
	Purchase of £4,500 New South Wales 3½ %		4,677 0 6
	General Printing		133 15 6
	Law Charges and Advertisements		48 8 4
	Cash at Bankers, and in hands of Secretary, December 31st, 1895		249 11 8
			£8,840 16 2

CAPITAL ACCOUNT.

6	Fellows' Entrance Fees at £5 5s.	£31 10 0	
32	" " Balance on Transfer at £2 2s.	67 4 0	
		£98 14 0	
83	Professional Associates', Associates', and Colonial Fellows' Entrance Fees at £3 3s.	261 9 0	
			£360 3 0
	Interest (on Crawter Bequest)	9 16 4	
	" (on Beadel Bequest)	5 10 2	
	" (on Penfold Gift)	14 11 8	
			29 18 2
	Balance at Bankers, January 1st, 1895		168 16 7
			£558 17 9

	Transferred to Revenue	£400 0 0
	Cost of Penfold Gold and Silver Medals	16 18 6
	Balance at Bankers, December 31st, 1895	141 19 3
		£558 17 9

LIBRARY ACCOUNT.

	Donations to December 31st, 1895	£83 18 0
	Dividends	41 19 0
	Balance at Bankers, January 1st, 1895	40 16 11
		£166 13 11

	Purchase of Forestry Specimens	£48 2 0
	" Geological Maps	77 3 2
	Balance at Bankers, December 31st, 1895	41 8 9
		£166 13 11

SUMMARY ACCOUNT.

	Revenue Account	£8,840 16 2
	Capital "	558 17 9
	Library "	166 13 11
		£9,566 7 10

	Revenue	£8,591 4 6
	Capital	416 18 6
	Library	125 5 2
	Balances at Bankers and Cash in hands of Secretary, December 31st, 1895	432 19 8
		£9,566 7 10

ASSETS AND LIABILITIES.

			Balance at Bankers, December 31st, 1895	£432 19 8
			Value of Furniture and Books	4,985 13 4
			Value of Investments—	
£5,103 17 7			2¾ % Consols at 106½	£5,435 12 6
9,030 7 11			2½ % Consols at 103½	9,346 8 0
(Penfold Gift) 503 1 11			India 3 % at 107	538 4 0
(Beadel Bequest) 190 0 0			Midland Railway 3 % Debenture Stock at 115	218 10 0
(Crawter Bequest) 254 0 0			North British Railway No. 1 Preference Stock at 135	342 18 0
1,545 0 0			Great Eastern Railway 4 % Debenture Stock at 147	2,285 17 0
2,006 0 0			London and North Western Railway 3 % Debenture Stock at 117	2,347 0 4
7,900 0 0			India 3½ % at 117	9,243 0 0
4,500 0 0			New South Wales 3½ % Stock at 107⅜	4,830 0 0
				34,587 9 10
			Subscriptions and Entrance Fees due, but unpaid at date	425 9 0
			Fees for use of Rooms due, but unpaid at date	82 10 0
				£40,514 1 10

	One Quarter's Rent to Christmas, 1895	£96 5 0
	Printing and various Accounts unpaid	467 4 10
	Balance	39,950 12 0
		£40,514 1 10

Examined with the Books and Vouchers, and found correct,

May 19th, 1896.

H. C. NEWMARCH,
C. JOHN MANN, } *Auditors.*

THE TWENTY-EIGHTH
ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, June 1st, 1896.

A review of the past year affords ample evidence of the continued prosperity of the Institution.

There has been a net increase during the twelve months of 223 on the Roll of Membership, as shewn by the following table:—

TABLE A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Colonial Fellows.	
May 1896	17	1796	465	86	220	6	2590
May 1895	15	1623	430	83	210	6	2367
	+2	+173	+35	+3	+10	0	+223

The increase is accounted for as follows:—

Two names have been added to the list of Honorary Members by the transfer from the class of Associates of

Lord James of Hereford, on his elevation to the Peerage, and of the Right Hon. Sir William Court Gully on his election as Speaker of the House of Commons.

The increase in the numbers of the Fellows, is chiefly due to the absorption, during the Session, of the Irish Land Agents' Association, numbering in all 195 Members, and by the transfer to this class of 24 Professional Associates. Against this increase must be set the loss by death of 18 Fellows, and of 28 by retirement or cesser of Membership from various causes, making the net increase in the number of Fellows 173 during the year.

The number of Professional Associates has been increased during the year by 63 elections of successful examinees against which must be set the transfer of 24 to the class of Fellows, and loss by death or resignation of 4 Members of this class.

There are now 86 Associates on the roll, three new Members having been elected to that class during the year.

The class of Students shews an increase of 10 which represents the balance of enrolments of new Students over the transfers to the class of Professional Associates, and the removal from the list of those over the age prescribed by the By Laws.

The Institution has lost during the year some of its oldest and best known Members.

The death of Mr. John Clutton is an irreparable loss to the Institution and to the profession he did so much to adorn during his long and distinguished career. It is impossible to exaggerate the value of his services to the Institution in its early days, and during the many years he was an active Member of the Council. Even after his retirement from business life he continued to

manifest the greatest interest in the Institution's welfare, and it is not too much to say that the deep respect with which he was regarded during his life will be equalled by the veneration in which his memory will be held by all who knew him.

The Council have lost another valued Colleague by the death of Mr. D. Cubitt Nichols. Although but recently elected to the governing body, he had been connected with the Institution for more than 20 years, during which period he had, on several occasions, been associated with important Executive Committees, where his experience and advice were of great assistance. The Council also take the opportunity of referring, with very great regret, to the death of Mr. Henry Clutton who was one of the earliest Members of the Institution, and who predeceased his brother by a few months only.

By the untimely death of Mr. George Parker Bidder, Q.C., the Institution has lost one of its few Life Members, and one who was very closely associated with Surveyors, both in the Parliamentary Committee Rooms and in connection with most of the large arbitrations of recent years.

Obituary notices of these and other deceased Members will appear in the Transactions simultaneously with this Report.

The growth of the Membership since 1868 is shewn in the following table :—

Table B.

	Members (or "Fellows" after 1881), and Colonial Fellows.	Associates.		Students.	Total.
		Professional.	Ordinary.		
May 1869 ...	162	38		2	202
„ 1870 ...	180	59		2	241
„ 1871 ...	190	65		2	259
„ 1872 ...	205	67		4	276
„ 1873 ...	225	74		5	304
„ 1874 ...	247	89		6	332
„ 1875 ...	275	101		11	387
„ 1876 ...	300	119		8	427
„ 1877 ...	310	133		11	454
„ 1878 ...	312	134		8	454
„ 1879 ...	330	146		10	486
„ 1880 ...	342	155		10	507
„ ¶*1881 ...	357	164		14	535
„ 1882 ...	480	235		7	722
„ 1883 ...	557	218	74	38	887
„ †1884 ...	666	307	80	58	1121
„ 1885 ...	70	317	86	86	1192
„ 1886 ...	716	316	84	80	1196
„ 1887 ...	741	339	89	108	1277
„ 1888 ...	798	333	90	102	1323
„ 1889 ...	910	334	89	110	1443
„ 1890 ...	1095	310	89	123	1617
„ 1891 ...	1374	336	96	140	1946
„ 1892 ...	1646	342	97	172	2268
„ 1893 ...	1629	353	93	181	2269
„ 1894 ...	1626	381	84	204	2309
„ 1895 ...	1629	430	83	210	2352
„ 1896 ...	1802	465	86	220	2573

* Since August, 1881, "Members" have been designated "Fellows," and in 1883 "Associates" were divided into "Ordinary" and "Professional" Associates.

† The Compulsory Examination for Professional Associates came into operation in 1884.

‡ The Compulsory Examination for all classes of Professional Members came into operation in August, 1891.

¶ The Charter was obtained on August 26th, 1881.

The Honorary Members, now 17 in number, are not included in the above totals.

There have been elected since the foundation of the Institution, 2803 members (besides students) and the loss by death and cesser of membership brings the total now on the roll to the figures given above.

Finance.

The receipts from subscriptions, as compared with 1894, shew a considerable increase. This is more than accounted for by the election of 195 Irish members. Against this apparent gain has to be placed a considerable cost incurred in the taking over of the Irish Land Agents' Association as a going concern, and the expenses incident to the working of the new Committee and the maintenance of arrangements specially connected with professional practice in Ireland, such as reports of cases in the Law Courts and elsewhere.

For the first time for some years past the earnings of the arbitration room shew an upward tendency.

Dividends, the only remaining item of the revenue receipts, shew a slight increase on previous years.

On the expenditure side of the accounts the only items that need comment are the examination expenses and the cost of printing and publishing the *Transactions* and *Professional Notes*. With reference to the former, the examination for the first time shews a profit, due, for the most part, to the forfeiture of examination fees by candidates who failed to present themselves after having entered their names. This sum the Council propose to place to a Prize Fund for the encouragement of future candidates.

No comparison is possible in the item of law charges, as the expenditure under this head, in 1894, was abnormally swollen by the large outlay involved in connection with the passage of the Building Act through Parliament.

Library.

The expenditure on the Library was necessarily small, no considerable extension being possible in the present building owing to the want of shelf room, but the Council during the year acquired, at a cost of £78, a complete set of the drift maps and some of the maps of the solid geology of England and Wales, and copies of all the more important of the geological memoirs connected with the survey. This is an acquisition which has been long in contemplation and which will prove a very useful feature of the collections.

The following is a summary of the Balance Sheet for the year ending December 31st, 1895:—

Table C. Summary.

Receipts.	£	s.	d.
Revenue Balance in hand, January 1st, 1895	544	19	6
Capital Balance in hand, January 1st, 1895	168	16	7
Total Revenue	6,983	7	6
Entrance Fees	360	3	0
Interest	795	9	8
Examination Fees, &c.— Less Cost of Examinations	146	17	8
	£8,999	13	11

Expenditure.	£	s.	d.
Total Payments out of Revenue, Current Expenses	3,865	15	8
Purchase of Stock	4,677	0	6
Capital Expenditure— Penfold Medals	16	18	6
Law charges and Advertisements	48	8	4
Capital Balance in hand, December 31st, 1895	141	19	3
Revenue Balance in hand, December 31st, 1895	249	11	8
	£8,999	13	11

The Receipts and Expenditure for the current year up to June 1st, 1896, were, approximately, as follows:—

Table D.

Receipts.				Expenditure.			
Revenue Balance in hand, January 1st, 1896	£209	11	8	Payments out of Revenue— Current Expenses and Examinations	£5,483	17	3
Capital Balance in hand, January 1st, 1896	141	19	3	On Deposit	1,000	0	0
Total Revenue	6,937	2	3	Revenue Balance in hand, June 1st, 1896	662	16	8
Entrance Fees	101	17	0	Capital Balance in hand, June 1st, 1896	258	15	4
Interest on Capital Account	14	19	1				
	£7,405	9	3		£7,405	9	3

The liabilities at the present date do not exceed £100.

Investments.

During the year covered by the accounts, the Investments have been increased by the purchase of £4,500 New South Wales 3½ per Cent. Stock, making the total Investments at the date of this Report, as follows:—

£3,545	4	9	2¾ per Cent. Consols.
1,545	0	0	Great Eastern Railway 4 per Cent. Debenture Stock.
2,006	0	0	London and North Western Railway 3 per Cent. Debenture Stock.
7,900	0	0	India 3½ per Cent. and
4,500	0	0	New South Wales 3½ per Cent. Stock, on Revenue Account.
1,558	12	10	2¾ per Cent. Consols on Library Account.

£9,030 7 11 New 2½ per Cent. on Capital Account.
254 0 0 North British Railway Preference Stock on account of the Crawter Bequest.
190 0 0 Midland Railway 3 per Cent. Debenture Stock, on account of the Beadel Bequest, and
503 1 11 India 3 per Cent. on account of the Penfold Gift.

The total Investments, calculated at current prices, now represent a sum of £35,759 16s. 3d.

Examinations.

The following table shews that, in London and

Table E.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70·87
1895	121	80	66·11	196	141	71·93
1896	117	78	68·37	212	143	67·45
Totals	1,006	714	71.68	1,416	1,007*	71·11

* In order to ascertain the exact number of persons who have passed the Professional Examinations, as distinct from the number of such Examinations which have been passed, it is necessary to deduct from the above total (1,007) those Candidates (253) who passed the Fellowship Examination after having passed the Professional Associateship Examination. This shows the actual number of persons who have passed one or both of the Professional Examinations to be 754.

Dublin, 212 Candidates came up for the Professional Examinations in March 1896, of whom 143 passed. For the Preliminary Examination in January 1896, 117 Candidates presented themselves, of whom 78 were successful in passing.

The 212 Candidates for this year's Professional Examinations comprised 204 Candidates, examined in London, and 8 Irish Land Agent Candidates, examined in Dublin.

The 204 Candidates examined in London, obtained between them a total of 136,113 marks out of a possible 230,400 or an average of 58·08 per cent. of the maximum as compared with a percentage obtained in the Examinations of 1895 of 59·99 per cent.

The 49 Student Candidates in Division II. obtained in the aggregate 29,451 marks or 60·00 per cent. of the possible 49,000 marks, their pass marks being 50 per cent.

The 108 Non-Student Candidates in Division III., obtained 76,643 marks out of a possible 129,400 or 59·05 per cent., their pass marks being 58·00 per cent.

The 47 Candidates for the Fellowship (Divisions IV. & V.) obtained 30,620 out of 52,000 or 58·88 per cent. their pass marks being 55 per cent.

The 8 Irish Candidates obtained 5,225 marks out of a possible 9,200 or 56·78 per cent., their pass marks being, in Division II., 50·00 per cent. and in Division III. 58·00 per cent.

Dividing the Candidates into the different classes it is found that in the Land Agency Class (or Sub-Division I.) 61 Candidates obtained 40,007 marks or 59·08 per cent. of 67,700 the possible total. In this calculation the 8 Irish Candidates, who were all in the "Land Agency" Class, are not included.

The 91 "Valuation" (or Sub-Division II.) Candidates obtained 60,698 marks or 58·88 per cent. of the maximum, 103,200.

The 52 "Building" (or Sub-Division III.) Candidates obtained 35,408 marks or 59·60 per cent. of the maximum, 59·500.

The "Institution" Prize, of the value of 15 guineas was awarded to Mr. H. W. DANIEL, a Candidate in the Valuation Sub-Division.

The "Special" Prize, of the value of 10 guineas was awarded to Mr. J. T. ROOK, a Student in Sub-Division II.

The "Driver" Prize, of the value of 15 guineas, was gained by Mr. W. EASTER, a Candidate in the Land Agency Sub-Division, who also gained the "Penfold" Silver Medal.

The "Penfold" Gold Medal was gained by J. D. WHITTAKER, in the Land Agency Sub-Division, to whom was also awarded the "Crawter" Prize of the value of £10 for the best work in the subject of "Valuations" in Division IV.

The "Thomas Sanders" Prize of books to the value of Two Guineas generously offered by Mr. T. Grosvenor Sanders in memory of his father the late Mr. Thomas Sanders (Fellow) of Bromsgrove, Worcestershire, was awarded to Mr. E. G. LOMAX, who obtained the highest number of marks at the Preliminary Examination in January last. It is understood that arrangements will be made by Mr. Grosvenor Sanders for the permanent endowment of this prize.

The Council wish again to acknowlege the obligation under which they feel themselves to the Members who have devoted so much time to the troublesome and exacting duties of Honorary Examiners.

They wish specially to thank, Mr. E. J. Castle, Q.C., Mr. G. M. Freeman, Q.C., Mr. T. W. Wheeler, Q.C., Mr. J. W. Willis Bund, Mr. H. A. Rigg, who have set the work and awarded the marks in the legal subjects and, Mr. T. A. Dickson, Mr. W. Eve, Mr. F. H. A. Hardcastle, Mr. E. B. I'Anson, Mr. T. Jones, Mr. C. John Mann, Mr. J. Murray, Mr. A. L. Ryde, Mr. A. R. Stenning, Mr. J. W. Penfold, who have given their services gratuitously in connection with the various technical subjects.

The Council have again to acknowledge the valuable services of their Colleagues Mr. Howard Martin, Mr. T. M. Rickman, Mr. J. Shaw, Mr. E. Smyth, Mr. H. T. Steward, Mr. A. Vernon, and Mr. D. Watney, who also acted as Honorary Examiners in important subjects.

The thanks of the Council are also due to those Members, Messrs. H. S. Batey, J. Bertwistle, J. Bridgford, W. H. Cross, and J. Holden who superintended the Branch Preliminary Examination held in Manchester, for Candidates from the Northern and Midland Counties.

The Professional Examinations in Dublin have been ably carried out under the supervision of the Irish Land Agents' Committee, and the Council have especially to thank those Members of the Committee who have given so much time and attention to the work.

There is every reason to expect a large addition to the number of Irish Candidates next year.

Provincial Committees.

The following table shows the names of the Committees, with their membership, their respective chairmen, and the approximate date of their annual meetings.

Table F. Provincial Committees.

Committee.	Chairman.	Number of Members.	Date of Expiration of Chairman's Year of Office.
A^1 Northumberland and Durham Committee	T. J. Armstrong	31	21 April.
A^2 Cumberland and Westmoreland Committee	P. Hayton ...	17	9 April.
B Counties Palatine	John Davies ...	97	2 June.
C Yorkshire	C. Gott ...	86	1 May.
D Salop and Hereford	H. J. Wyley ...	33	12 May.
E Derby and Stafford	H. Sandy ...	39	18 May.
F Nottingham and Lincoln	W. Martin ...	45	10 May.
G Monmouth and South Wales... ...	R. Forrest ...	31	4 May.
H Warwick and Worcester	R. N. Holbeche	51	1 June.
I Leicester, Northampton, and Rutland	J. German ...	46	31 May.
J Cambridge, Huntingdon, Norfolk, and Suffolk	J. C. Jonas ...	50	6 May.
K Berks, Bucks, and Oxon	J. J. Gale ...	42	24 April.
L Beds, Essex, Herts, and Middlesex ...	Hon. E. G. Strutt	51	23 May.
M Devon and Cornwall	H. Drew ...	40	17 April.
N Somerset, Glo'ster, and North Wilts	R. F. Sturge ...	50	16 April.
O Hants, Dorset, and South Wilts ...	A. E. Marvin ...	85	5 May.
P Kent	G. Langridge ...	62	24 May.
Q Sussex	J. Woodhams ...	34	25 August.
R North Wales and Radnor	J. E. Poundley	20	30 May.
S Irish Land Agents' Committee ...	Toler R. Garvey	195	2 Sept.

Council and Committee Meetings.

There have been, during the period covered by the table below, 18 Meetings of the Council, and 26 Meetings of the various Executive Committees, the attendance having been as shewn below.

Attendances.

From May 13th, 1895, to April 27th, 1896 (both inclusive).

NAME.	Total Council Attendances.	Total Committee Attendances.	Total Council and Committee Attendances.
Members.			
Bidwell, C.	7	1	8
Buck, A.	6		6
Clutton, R. G.	4	1	5
Drew, H.	1		1
†Driver, R. C.	1		1
Dunlop, A. M.	4	1	5
Fair, J. W.	1		1
Galsworthy, F. T.	5	3	8
Garrard, A.	8	14	22
Horsfall, R.	2		2
Langridge, G.	16		16
*Martin, H.	7		7
Oakley, C.	12	2	14
Rickman, T. M.	13	13	26
Rolleston, J. F. L.	3		3
Shaw, J.	6		6
†Shoppee, C. J.	8	8	16
Steward, H. T.	16	8	24
†Sturge, W.	1		1
†Squarey, E. P.	2		2
Vernon, A.	16	8	24
Vigers, R.	7	12	19
Wainwright, T. T.			
Watney, D.	18	18	36
Wright, W.	5		5
Professional Associates.			
Sabin, J. H.	11	4	15
Smyth, E.	14	7	21
Associates.			
Barry, J. W.	3	2	5
Webster, Sir R. E.			

* Elected a Member of the Council, December 30th, 1895.

† Ex-officio Members of the Council.

Publications.

The volume of Transactions for the Session 1895-96

contains matter of great value and varied interest to the several branches of the profession. The absorption into the Institution of the Irish Land Agents' Association rendered appropriate the very interesting paper by Mr. R. M. D. SANDERS entitled "Landlord and Tenant "in Ireland," and its discussion by our new Members in that country after the introduction of the Irish Land Bill into Parliament. The paper by Mr. F. PUNCHARD on the working of the Agricultural Holdings Act (1883); the paper by Col. RAIKES on "Reapportionment of Rates "and Taxes;" Mr. COLAM'S paper on "The Settlement of "Disputes as to Rights of Way;" the paper by Mr. A. A. HUDSON on "The Conditions of Building Contracts;" Mr. PAIN'S and Mr. CHRISTY'S papers on "Light Rail-"ways;" and Mr. GRANTHAM'S paper on "Rivers Con-"servancy and Pollution," all gave rise to full discussion, extending, in several instances, over two or three evenings, and the thanks of the Council are due to the authors.

The Council have been pleased to observe that the attendance at the Ordinary General Meetings was well kept up during the Session, and they venture to think that this result was perhaps to some extent due to the new departure which they have made in issuing to each Member an early notice, by post card, of the subject of discussion at the next ensuing Ordinary General Meeting.

THE COUNCIL.

The question of the desirability of limiting the tenure of the office of President to a single year has been under consideration from time to time for some years past. There are, as usual, arguments of some cogency, both for and against a change of the kind, but

now that the number of Members of the Institution is so much larger, and the claims upon the time and energies of the President so much heavier than formerly, it is felt that the question must be definitely dealt with. An understanding has, accordingly, been come to that the name of the President for the time being will not, in future, be placed by the Council on the balloting list for two successive years of office. The result will be that there will be at least one vacancy on the Council each year, and it is hoped that the Members will approve the course which Council have felt it their duty to take in this respect.

The Council have also decided to omit, from the balloting lists of future years, the name of any Member of the Council who has not attended any of its meetings during the session.

General.

The President, in his opening address at the commencement of the Session, announced that a comprehensive scheme of re-housing had been occupying the attention of the Council during the summer and autumn of last year, and that, after prolonged negotiations with the Ecclesiastical Commissioners, they had agreed to surrender the unexpired leases of the houses Nos. 12 and 13A, Great George Street, and to take a new lease for 999 years of those two houses, and of the additional houses No. 13, Great George Street, and Nos. 3 and 4 Little George Street, at a ground rent, for the whole area (some 6,700 superficial feet), of £1,000 a year. The arrangement, as regards No. 4, Little George Street, being subject to an existing lease, of which about 11 years were unexpired, it appeared to the Council to be

desirable to purchase this intermediate interest, which they succeeded in doing for the sum of £750. The Institution are bound, by the terms of the contract entered into with the Ecclesiastical Commissioners, to erect, to their satisfaction, new buildings covering the whole site, and the Council resolved to invite a number of leading architects, of whom the majority were members of the Institution, to send in competitive designs.

After carefully considering the merits of the drawings submitted, with reference to the various circumstances of suitability of design, adaptation to the needs of the Institution, and cost, they decided to appoint Mr. Alfred Waterhouse, R.A., as architect, and hope to be in a position to commence the demolition of the present buildings in the course of the summer.

As it will probably be from fifteen to twenty months from the commencement of the work, before the new buildings will be ready for occupation, it has been necessary to secure temporary premises in which to carry on the work of the Institution. The Council were fortunate in being able to obtain, on very favourable terms, as from the 1st of June, 1896, all the necessary accommodation in the form of offices, library, lecture theatre, arbitration rooms, and offices for the Tribunal of Appeal, at the Medical Examination Hall on the Thames Embankment, adjoining Waterloo Bridge.

The exact date of removal to the new premises will be intimated in due course to every member of the Institution.

The Council hope and believe that the new buildings, when completed, will be in every respect worthy of the Institution. The plans make provision for a larger and more commodious lecture hall, a fine library on the first floor, which will provide accommodation for 10,000 or

15,000 volumes, a good reading room, a considerable addition to the number of the arbitration rooms, a large forestry museum, and convenient offices for the secretarial staff.

The buildings will have an elevation to Great George Street (where the main entrance will be situated) and another to Little George Street, with a separate entrance to the Arbitration Rooms, which can be shut off at any time from the Institution proper. Special provision will also be made for housing the Tribunal of Appeal in the new premises. The whole when completed will form a handsome block of buildings occupying what will be, virtually, one of the best corner sites in Westminster.

In conclusion, the Council thank the Members for the ungrudging support accorded them. It is this support which has enabled them to build up the Institution upon a basis of prosperity. This would have been impossible had the Council felt that their policy was not meeting with the approval of the general body of the Members.

APPENDIX TO VOL. XXVIII.

Obituary.

JOHN CLUTTON (the first President of The Surveyors' Institution) was born, in 1809, at Hartswood, in the parish of Buckland, Surrey. His grandfather, Mr. WILLIAM CLUTTON, was a farmer and agricultural valuer at Cuckfield, near Hayward's Heath, a place situated in the heart of what was once known as the Great Sussex Forest.

There are not many facts extant respecting the early history of the family, but there can be little doubt that Mr. CLUTTON had for a remote ancestor one JOHN CLUTTERNE, Clerk, who in the seventh year of the reign of Henry IV. released to a member of the Brocas family all his rights in the manor of Pollingfold, in the parish of Ewhurst. Be this as it may, it is certain that the family had been settled for generations in the neighbourhood of Cuckfield, where Mr. CLUTTON'S grandfather lived and died.

His son, WILLIAM CLUTTON, the father of Mr. JOHN CLUTTON, appears to have migrated, towards the end of the last century, to Hartswood, where he carried on a large and successful business as a land agent. Among his clients was the then Lord Gwydir, from whom, in 1790, he appears to have purchased the Hartswood property on which he resided. Mr. WILLIAM CLUTTON

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John Clutton.

B. 1809. D. 1896.

(First President of the Surveyors' Institution.)

Walker & Boutall Ph.

was twice married, and had ten children, five sons and five daughters, four of the latter dying in early life.

Mr. JOHN CLUTTON was a son of the second marriage. His education was commenced at a Grammar School at Cuckfield, where he was placed by desire of his grandfather. In a small fragment of autobiography which he left behind him he records the fact that he "learned little 'good there." He was next sent to a preparatory school at Clapham, where he appears to have fared little better than at Cuckfield. He very soon realised the disadvantages resulting from this unfortunate beginning to his education, and, prompted by his mother, laboured, with success, in his spare time, to make good the lost ground.

He was originally intended for the law, the design being to article him to his god-father, Mr. JOHN CLUTTON, of Southwark, a solicitor in considerable practice, who was treasurer of the Surrey County Gaol; an appointment of some consequence, held by his predecessors with the office of County Treasurer. The fates, however, willed it otherwise. Mr. WILLIAM CLUTTON was getting old, and wanted his son's assistance at Hartswood, so he gave up the idea of the law, for which there is no reason for supposing he had any special aptitude, and turned his attention to the vocation in which he was to achieve unexampled success.

His brother William about this time severed his connection with the Hartswood business and betook himself to farming in Essex, and ROBERT CLUTTON, another brother, being just out of his articles with a surveyor at Maidenhead, the two brothers Robert and John joined their father at Hartswood. Here Mr. JOHN CLUTTON remained ten years, making himself acquainted with every detail of the business, and laying the founda-

tions of that knowledge of farming and forestry which was to prove of such paramount service to him in his subsequent career.

In 1837, he married and came to London—a momentous step in his fortunes, by what or by whom decided he had himself forgotten in later life—taking a small house, which served as office also, in the block of buildings on the west side of Parliament Street, pulled down many years ago to widen the roadway and make room for the new public offices. Here he remained until his removal to Whitehall Place in 1844.

During these six and a half years he was principally occupied with the land purchases for the construction of various sections of the South Eastern Railway, his connection with the line probably rising out of the Hartswood business, as the original system commenced (in 1836) at Reigate and terminated near Dover. This was followed in 1843 by the branch to Maidstone, extensions to the Bricklayers' Arms, and, in 1844, by the lines to Canterbury, Ramsgate, and Margate, the Folkestone branch and other lines to Tunbridge Wells, Deal, Ashford, and Hastings. In these and other railway surveys and land purchases, together with the conduct of one or two small estate agencies, Mr. Clutton found abundant employment during the first six years of his life in London, but in consequence of the rapid increase of his business it soon afterwards became necessary to take a larger house, and there being a prospect of considerable employment arising from an introduction to the Ecclesiastical Commissioners, he determined to remove to No. 8, Whitehall Place, in the immediate vicinity of their offices.

Mr. Clutton's first connection with the church work dated from 1843, six years after he came to London,

when the firm, Messrs. CLUTTON & SONS of Hartswood, of which he was a member, reported to the Ecclesiastical Commissioners on a proposed building lease by the incumbent of the parish of Upton-cum-Chalvey, Bucks. That lease was the first granted under the Ecclesiastical Leasing Act of 1842, and Mr. CLUTTON himself recorded the fact, twenty years afterwards, that the land was again about to be brought into the market. Curiously enough this, which was his first business with the Commissioners, was the least successful and as a matter of fact is still unsettled.

The office of Treasurer and Secretary to the Commissioners was held in 1843 by Mr. CHARLES .KNIGHT MURRAY. His appointment was enviably secure, as he was irremovable, except by process of impeachment. Mr. CLUTTON had made the acquaintance of Mr. MURRAY through the instrumentality of the late Mr. DECIMUS BURTON, the well-known architect (who had done some professional work for the Board), and never was introduction more prolific of results.

At this time there was vested in the Ecclesiastical Commissioners, chiefly in reversion only, a very considerable quantity of land and other property which had belonged to non-residentary prebends, and to deaneries of cathedral churches of the old foundation, and additional property was constantly falling in, as lives lapsed, but the only knowledge which the Commissioners then possessed as to the particular extent, nature and value of these properties, was such account of them as could be furnished by the Chapter Clerks of the respective cathedrals and collegiate churches.

The richest among the last-named establishments was the collegiate church of Southwell in Notts, and a considerable estate, situated in the parish of Norwell

in the same county, had fallen to the Board by lapse of prebendal stalls in the church. The estate was held under beneficial leases which had been accustomably renewed on payment of fines, and many of the lessees farmed their holdings. The Parliamentary representative of the locality was Mr. J. E. DENISON, afterwards Mr. Speaker DENISON, and ultimately Lord OSSINGTON. Mr. DENISON'S brother, the Bishop of Salisbury, was much opposed to the contemplated action of the Board in refusing to renew these beneficial leases and Mr. J. E. DENISON constituted himself the champion of the Norwell lessees' grievances, and the growing discontent and antagonism of their fellows throughout the county was carefully fostered and fomented. Shortly afterwards, Mr. DENISON moved for and obtained the appointment of a Select Committee of the House of Commons in reference to the policy and action of the Commissioners, and that Committee sat during 1847 and part of 1848, during which latter year it reported.

About 1845 it had become manifest to the more active members of the Board, chief among whom were Bishop BLOMFIELD and the Right Hon. HY. HOBHOUSE, and also to Mr. C. K. MURRAY, the Secretary, that it was of primary importance to procure, with all possible dispatch, particulars, surveys, estimates, and reports on the various lands and properties vested in the Board, whether in reversion or in possession, and that these should be prepared by and obtained from experts on whom the greatest reliance could be placed. This work, throughout the southern half of England and Wales, was entrusted to Messrs. ROBERT and JOHN CLUTTON.

Among the first of the estates of which Messrs. CLUTTON had to furnish particulars in detail, and to report upon, were those which had belonged to the Deanery of Wells

Cathedral. These were situated in a variety of parishes and were worth, if in possession, over £300,000. In order to make more rapid progress with the work thus entrusted to him, Mr. JOHN CLUTTON availed himself of the temporary assistance of Mr. E. J. SMITH (afterwards President of The Surveyors' Institution), a selection which, as events proved, bore witness to the discrimination and sound judgment which always characterized Mr. CLUTTON'S choice of men. The business connected with the Ecclesiastical Commission rapidly assumed, to use Mr. CLUTTON'S own words, "a gigantic character," and necessitated a large increase of his staff. Later on, about 1856, his brother, Mr. HENRY CLUTTON, who had been trained as an architect in the office of Mr. DECIMUS BURTON, but whose tastes were agricultural, came into the firm and took the management of the agencies connected with the Ecclesiastical Commission work.

In the month of March, 1848, the Government of Lord JOHN RUSSELL reluctantly consented to the appointment of a Select Committee to enquire into the expenditure and management of the Department of Woods and Public Buildings—functions which remained thus strangely assorted until 1851.

The ponderous report of the Commissioners of 1787 had revealed a most extraordinary state of things in the eleven royal forests which were the subject of enquiry. The rights of the Crown seemed almost inextricably intermixed with the rights of private individuals. Large herds of deer were still maintained, nominally for the king's sport, but in reality for the benefit of a promiscuous body of persons who, in the course of hundreds of years, had acquired a right to levy tribute on the venison reared in the forests. Innumerable encroachments and illegal en-

closures had trenched seriously on the Crown rights, while the Forest Courts, with all their antiquated machinery of justices in eyre, rangers and bow-bearers, courts of attachment, and swainmote, which were supposed to supply the element of control, had fallen into practical desuetude.

The report of the Commissioners of 1787 had resulted in great improvements in the forests of Windsor, Bere, Woolmer, Alice Holt, Delamere, Parkhurst, and Salcey, but the evils enumerated remained practically unabated in the New Forest and the forests of Whittlewood, Wychwood, and what was variously known as the forest of Essex, Waltham, or Epping. There was therefore ample scope for further enquiry, and the Select Committee of 1848, with Lord MORPETH as Chairman, promptly set about the work.

The sittings of the Committee during the first Session were mainly devoted to the evidence of official persons with reference to encroachments and the tracing of abuses which had gradually grown up in the forests. With the re-appointment of the Committee, in 1849, the investigation took the wider scope of an enquiry into the management of the woods, the value of the existing timber, and the desirability of dividing and enclosing the forests for agricultural purposes.

It appears that Mr. CLUTTON owed his connection with the business to the late Mr. JAMES WHITE HIGGINS, who had introduced him in the previous year to Mr. ALEXANDER MILNE, then the Second Commissioner of Woods and Forests. Mr. HIGGINS made Mr. CLUTTON'S acquaintance during the negotiations for the purchase of land for the South Eastern Railway, and, as time went on, they became the closest of friends. Mr. HIGGINS was a man of considerable mark in his day,

but very eccentric in his business habits. He is said to have carried on a large practice without office or clerk of any description. When asked to make a report he would go over the property, call at his client's office, ask for a sheet of paper, forthwith write out his valuation, sign it, and leave it without further ceremony. This proceeding was less casual than it seemed to be, as after his death his representatives discovered careful drafts of these "impromptu" reports, which he had been at the pains of committing to memory. Despite this and other eccentricities Mr. HIGGINS was a really able man, and a powerful ally for a young man struggling into business in London. Mr. CLUTTON used to say that the highest compliment ever paid to his own professional capacity and weight was an invitation from Mr. HIGGINS to dine with him in Furnival's Inn to meet a few of the most eminent members of his profession, and that the company on that occasion consisted of five other surveyors, the youngest of whom was double his own age.

Mr. CLUTTON was apparently first invited to report to the Commissioners of Woods, &c., early in 1848, and in conjunction with his brother Robert, in February 1849, received instructions to proceed to the New Forest, and after viewing the lands, woods, and plantations, to report to the Department the "best opinion "they could form upon such inspection as the time and "circumstances would permit." Considering the variety of the points to which their attention was specifically invited, the "eight full days" which they spent in traversing and examining the 66,000 acres of which the forest consisted, must have been "full" indeed. Within a few hours of their return, and before their report could be written, they were summoned to give evidence before the Committee. Mr. JOHN CLUTTON

only was examined, his brother simply confirming his evidence. A little later on he was called to give evidence with reference to the Forests of Dean, of Bere, and Parkhurst. In all this evidence Mr. CLUTTON'S characteristics were fully displayed. He showed conclusively that the ten years spent in the woods connected with the Reigate agencies had not been spent in vain, and proved himself complete master of his facts. It was clear that he intended to demonstrate, and succeeded in doing so, that wherever the department had a free hand, and was unincumbered by impracticable conditions rendering a sound system of forestry impossible, the management had been both skilful and judicious.

As the result of the enquiry, a change was shortly afterwards made in the constitution of the department. It was relieved of its duties as public Ædile and became the "Office of Woods, Forests, and Land Revenues of the "Crown." The Receivership of Crown rents for the county of Surrey falling vacant a little later on, Mr. CLUTTON was recommended for the appointment by Mr. GORE, one of the Commissioners, who had been struck with his professional sagacity, especially in questions of Wood management.

In a letter to the writer of this memoir, Mr. GORE observes: "If I were to name the thing in which he "excelled, it would be the management of Woods. I "think his genius in that respect was of the greatest "use, by way of example to the deputy surveyors of the "different Crown forests and woodlands in Windsor, the "New Forest and the Forest of Dean, as well as other "woods on Crown estates, and which has made all the "growing woods on the properties of the Crown an ex-"ample of excellence which is not surpassed and seldom

"reached on any private estate with which I am ac-
"quainted."

In 1851 Mr. CLUTTON was made Crown Receiver for all the Midland and Southern counties of England, the Royal Forests excepted. In 1887 the counties of Norfolk and Suffolk were added to his receiverships. He continued to act as Crown Receiver up to August, 1889, when he retired from the position; but, in April, 1890, he again gave evidence before the Parliamentary Committee of 1889-90 on the Woods, Forests, and Land Revenues, respecting the management of the Crown estates which had been under his charge.

Under his advice a great deal was done towards the consolidation of the Crown estates by the sale of outlying or scattered properties, and the purchase of compact estates, or of properties adjacent to other Crown estates. The Crown revenue was also largely improved by the development, under his advice, of building estates, notably at Richmond (Surrey), Eltham, and Windsor, and the good results of his management may be seen in the present condition of the woods at Esher (Surrey) and at Hazleborough and Salcey in Northamptonshire.

It has been stated above that the attention of the Commissioners of 1848 was directed, among other things, to the desirability, or otherwise, of dividing and enclosing portions of the forests for agricultural purposes, and there can be little doubt that the subsequent disafforestation of Hainault in 1852, of Whittlewood in 1856, and of Wychwood in 1857 was carried out mainly in consequence of the advice of Mr. CLUTTON. It is easy to be wise after the event, and Mr. CLUTTON has been blamed for a policy which, in consequence of circumstances that could not be foreseen, has proved to be a mistaken one. In the years 1852 to 1857, wheat stood at an average of

60s. a quarter. There were no premonitions whatever of the disastrous blight which has since fallen upon agriculture, and he would have been a wise man who could have prophesied a fall of nearly 40s. a quarter in the price of the staple product. The results for some years seemed to justify the act of disafforestation. In Hainault, in the five years previous to the enclosure, the profit of the Crown for the 3,013 acres amounted only to £485 a year. The rent obtained for the 2,225 acres representing the Crown allotment stood, five years later, at 43s. 6d. per acre. In the case of Whittlewood the ultimate rent obtained was 32s. per acre, and in that of Wychwood 32s. 3d. per acre.

This is sufficient vindication of Mr. CLUTTON'S action at the time, though no one was more conscious than he came to be, in the light of subsequent knowledge, that planting rather than disafforesting would have been the sounder policy.

Reverting to the earlier period of Mr. CLUTTON'S career and by way of shewing how rapidly he attained a position of prominence in his profession, it may be mentioned that, as early as 1845, he was selected as a typical person to give evidence before a Committee of the House of Lords.

The Lands Clauses Consolidation Act of that year has a history of its own well worth the telling. It was an attempt, and a very successful one, to codify the various clauses usually included in Private Bills, and to create a machinery for the assessment of the compensation to be paid in respect of property compulsorily acquired for the purposes of public undertakings.

It is almost needless to say that the new Bill was severely criticised in both Houses of Parliament. In the Upper House it was attacked with the greatest animus,

and with no little irrelevancy, by Lord Brougham, and it had hardly received the Royal Assent before steps were taken in the Lords for ensuring that (whatever else happened) it should not operate prejudicially to the interests of the owners of property. The air was full of political disquietude. The Chartists had already commenced the abortive campaign which fizzled out so harmlessly on Kennington Common three years later. There was a crusade, so called, against the land, and it was by no means clear that the new legislation would not assist the spoiler unless a means could be found of keeping him within bounds. The British juryman was supposed by the landowners to be tainted with the predatory spirit of the times, and there was no security that he would not exhibit a cynical indifference to claims for presumptive damage which had hitherto been met with lavish generosity by the companies. As a case in point, a certain "George Sowerby, Esquire, of Kettel Hall in "the county of Rutland," considered himself aggrieved because he received no compensation from a company whose line passed within 200 yards of his garden, "making his place quite uninhabitable." This piteous tale was embodied in a petition to the House of Lords entrusted to no less a person than Lord Brougham, who took the opportunity, in presenting it, of stating that "his noble friend (Lord Campbell) was never more "mistaken than in supposing that juries were now "inclined to give proper compensation to persons whose "land was taken for a railway."

It must not be supposed, however, that their Lordships had the interests of the large landowners specially in view, for in the debate that ensued, they laboured the fact that it was the helpless Naboths of those days whose vineyards they were desirous of saving from the

hands of the Ahabs of railway enterprise. In the end it was decided to appoint a select committee, "To take "into consideration the practicability and the expediency "of establishing some principle of compensation to be "made to the owners of real property whose lands, &c., "may be compulsorily taken for the construction of public "railways * * * also the question of severance and (with "an eye to poor Mr. SOWERBY) injury to residences." Lord FITZWILLIAM, the prime mover in the matter, was appointed chairman of the committee, which held three sittings only. Six witnesses were examined, three of whom were railway law clerks, and three surveyors. Among the latter was Mr. JOHN CLUTTON, who was probably selected on account of his recent and extensive experience in connection with the land purchases for the South Eastern Railways. The other surveyors were Mr. EDWARD DRIVER and Mr. JOHN CRAMP.

As might be anticipated, the search for a principle of general application was not very successful, nor were the lines of inquiry very practical. One witness was asked, "suppose a railway goes in front of an old and hallowed "ruin so as to entirely spoil its picturesque effect, on what "principle would you compute your compensation?" The reply was positively brutal; "I should pray Parlia- "ment not to sanction a railway near so beloved a spot, "or get a railway station made near it and turn it "into building land."

Mr. JOHN CLUTTON was called on the first day. There are indications in his evidence that he was fully alive to the unpractical nature of the inquiry, and the brusque common sense of some of his replies stands out in strong contrast with the folly of the questions put to him. He seized the opportunity of making a suggestion which reappeared several times in the course of discus-

sions at the Institution, 30 years later. He appears to have shared the Committee's distrust of juries in connection with compensation cases, and suggested, in place of them, a tribunal composed of two surveyors and a lawyer to be selected and appointed by the Commissioners of Woods and Forests, adding: "This would be a far better "tribunal than twelve shop-keepers who have no know- "ledge of their own on the subject and are influenced by a "speech." The latter words were characteristic of him. In his subsequent career as an arbitrator nothing was more noticeable than the little effect which forensic eloquence had upon his judgment. He endured it, as he was bound to do, but he rarely took notes of the speeches, or even of expert evidence, when extravagant or beside the mark. One quotation from his evidence before the Committee must suffice. Their Lordships were greatly concerned about the disadvantages which the poor claimant laboured under as compared with the rich man with his array of counsel and witnesses. Mr. CLUTTON was asked how such a man could be enabled to make a better bargain with the railway company. He bluntly replied: "I think he gets as much as he "ought to have; it is no hardship upon the little man "that he does not get as much as the larger man," adding drily, "I do not know of any process by which "you can prevent a rich man taking advantage of his "position."

This roving commission came to an abrupt end on the third day, their Lordships presenting a Report which practically put the seal of futility on their proceedings and left the determination of a general principle of compensation where it stood before and stands to this day.

Enough has been said to show the enormous range

of Mr. CLUTTON'S activities between the year 1837, when he came to London, and the year 1889, when, owing to advancing age, he retired from active business.

Once more, and for the last time, Mr. CLUTTON appeared (in April 1890) as a witness before a Parliamentary Committee of Enquiry into the administration of the Department of Woods and Forests and Land Revenues of the Crown. He could easily have pleaded exemption. He had retired from business, and, as he said pathetically in his evidence, was an old man, but loyalty to his former chiefs, Mr. GORE and Sir NIGEL KINGSCOTE, prompted him to attempt a task which was beyond the physical strength of a man over 80 years of age.

What he managed to say was, as usual, thoroughly to the point, and there were now and again flashes of his old self in his replies to the questions put to him; but he came very near to breaking down, and the Committee considerately shortened his examination as much as possible. It must have been a satisfaction to him to learn that the Committee, which from its composition would not be expected to lean unduly to the side of the Department, reported: "That on the whole the estates "are carefully administered and that the Commissioners "discharge their duties faithfully and efficiently."

There remain one or two matters of a more general character to which reference should be made. First among these is the important share which he took in the establishment of The Surveyors' Institution. He valued highly the advantages which he derived from constant intercourse with his professional brethren. His position secured this, so far as he was personally concerned, and he desired that the profession generally should enjoy similar benefits, so far as it was possible to secure them by combining together into one body

for this and other purposes. Mr. CLUTTON's sagacious advice, the wide range of his professional connections—almost co-extensive with the kingdom—and the weight attaching to his name, were all-important factors in the success of a young society seeking to attract to its ranks the scattered members of a profession accustomed to live in isolation and hard to convince of the advantages of combination.

On the formation of the Institution, in July, 1868, Mr. CLUTTON was, as a matter of course, selected as its first President and served the office for two consecutive years. The brief but practical address with which he inaugurated the first session was mainly devoted to emphasizing the advantages likely to result from the movement for establishing an Institution of Surveyors, as shewn by the success attained in this direction by other professions, but he was careful to give expression to his ideal of professional ethics, drawing a very sharp dividing line between the positions of adviser and advocate.

For many years Mr. CLUTTON rarely missed a Council Meeting, and it seldom happened that he was not able to contribute a few useful words to the discussions, though he was both a reluctant and a hesitating speaker.

It is not generally known that Mr. CLUTTON was an Associate of Council of the Institution of Civil Engineers in the year 1848, and remained a member of the Society for many years. He was also a member of the Royal Agricultural Society from 1838, and was elected a Foundation Life Governor in 1890.

Mr. CLUTTON rented a town house in Sussex Square, Hyde Park, but it is a curious fact, to which he often referred in later years, that he never could make up

his mind to build a house for his own occupation, always deferring it until too much of his life had gone by to make it worth his while to do so.

For some years he rented some of the best shooting quarters in Scotland, and at other times sporting seats and large residential houses in England, notably Tyringham House near Newport Pagnel. His last years were spent in the neighbourhood of Reigate, to which he turned with affection in his old age, and where he died on the 1st of March last, in his 86th year.

Conspicuous success in any vocation is usually associated in one's mind with the possession of striking abilities. Mr. CLUTTON would have been the first to disclaim any pretensions to special talent. He had none of the showy gifts which impress a superficial observer. He neither wrote nor spoke with ease, and his expository powers were very inferior to his powers of apprehension. The technicalities of an Act of Parliament were a perfect bugbear to him. The involution that passes current for legislative subtlety—the saying something definite and then refining it away by proviso, bewildered him. What he did possess, and that to an extraordinary degree, was the solid practical business faculty which makes directly for success in life. This faculty, in union with a calm temperament, great sobriety of judgment, a firm will, and a large amount of natural caution, were the principal qualities which he brought to the building up of his vast business. But he had other noticeable characteristics allied to these, and almost as useful to him. He was chary of speech, but his habitual reticence sat well upon him and never gave one the notion of suppression or concealment. He had the art of leading where he appeared to follow. He made no profes-

sions of knowledge, but it was dangerous to assume that he was ignorant, for he had a knack of suddenly transposing the *roles* of teacher and learner.

No one knew better than he the dangers that lurk in ill-considered phrases. He was the sworn enemy of adjectives, aiming always at saying just what was necessary, neither less nor more.

To a mind so constituted the verbal anarchy of the Parliamentary Committee Room was most distasteful. To be the mark for a converging fire of questions from a semi-circle of half-instructed persons, and to be taken rapidly backwards and forwards from one branch of a subject to another, is trying to most men—to him it was positive torture, especially in later years. But even under such circumstances he shewed, at times, the quiet strength and half unconscious humour that was in him. On one occasion of the kind he was asked in cross-examination, "Are you quite infallible, Mr. CLUTTON? Do "you never make mistakes?" "Oh yes," was the quiet rejoinder, "more than most men,"—and, after a pause,—"because I do more business than most men."

He possessed in an eminent degree the art of conciliating opposition and allaying jealousies. We are all, in a sense, late comers into this world of ours. We enter it to find every rod of ground and every post of advantage already occupied, and the new aspirant for place and fortune has to shoulder his way as best he can through the ranks of those already in possession. Business jealousies are more easily excited than allayed, and Mr. CLUTTON, knowing this, resolved, when commencing practice on his own account, to cultivate friendly relations with his professional brethren. How well he did so is known to all. In his relations with his brother surveyors he was frankness itself. His stores of knowledge were

ever at their disposal. No young man hesitated to seek his advice or went away disappointed. His was kindness put out to compound interest, bringing him a rich reward in the veneration with which he was regarded in his declining years.

To show the reliance placed in his perfect probity, there are instances which could be cited in which the surveyor on "the other side," unreservedly left the determination of price to his decision, in full confidence that he would do nothing unjust, even in his client's interest.

This imperfect sketch would be incomplete without some reference to Mr. CLUTTON'S really remarkable powers as an organiser. Here he was at his very best. It is difficult to give an adequate notion of the vastness of the business over which he presided. His ordinary agencies were numerous enough to severely tax the powers of most men, to say nothing of the large general practice as a surveyor which he carried on for many years. Add to this his Crown Receiverships, covering a large part of England, and his work in connection with the Ecclesiastical Commission, and one wonders how a single mind could have borne the weight of so much responsibility. Indeed, it would have been impossible except for the perfection of the organisation which he created for the purpose, and the sagacity with which he selected the heads of the various departments of his business. He adopted the principle of all but absolute devolution to the persons so selected, treating them as personal friends and social equals, with the result that they regarded his interests as theirs and the credit of the house as their credit. Thus the thousand and one details which entered into each day's work fell at once into their proper place in a general system where the

controlling mind could be constantly felt without being constantly consulted.

Mr. CLUTTON was remarkably free from what has been called the "defects of his qualities." No one was less ostentatious. His personal habits were of the simplest. He loved his home, which was endeared to him by one whom he has himself described as "a pattern "to all women," and it may be questioned whether he was ever so happy as in the simple rural surroundings amid which he was born and bred, walking about spud in hand over his land, or going the round of his farm-buildings at Flanchford.

His career would be difficult to match for usefulness in this or any other profession, and it can be confidently said of him that he employed to the very utmost the talents committed to his keeping. The decay of his powers was gradual and painless, and he was sustained to the end by the simple, unobtrusive piety which had been his guide and solace throughout his strenuous and anxious life. [J. C. R.]

WILLIAM HAVARD APPERLEY (Fellow), belonged to an old Herefordshire family long resident at Withington. He was born in 1816, and was articled to the late Mr. HENRY WEBB of Worcester. In 1838 he commenced business on his own account, and, in conjunction with his brother, Mr. H. G. APPERLEY, and his cousin, Mr. J. P. BROWN, carried on for many years an extensive land agents', surveyors', and valuers' business, from which, however, he was compelled, owing to ill-health, to retire some two years before his death. His professional career began sufficiently early to enable him to take an active part in the valuations for tithe rent-charge

under the Tithe Act of 1838, and he was also largely concerned in the purchase of land for the construction of many of the principal railway lines in the west of England. He was an authority on orchard land, and was an assistant commissioner under the Act for the Redemption of Extraordinary Tithe. He was elected a Fellow of The Surveyors' Institution on December 9th, 1872, and died in the eightieth year of his age on January 19th, 1896; his connection with the Institution thus extending over more than 23 years.

STEPHEN BAILEY (Fellow), of Nynehead, Wellington, Somerset, was well known as a land agent and valuer, his sound and practical judgment in all matters relating to land rendering his services valuable to the many landowners in his district who entrusted him with the management of their property. He for many years took an active part in local public affairs, and was well known as a breeder and judge of pedigree cattle. His death took place, after a long illness, on September 6th, 1894, in the 64th year of his age. He was elected a Fellow of the Institution in November, 1890.

GEORGE PARKER BIDDER, Q.C. (Associate) was born in 1837, at Mitcham Hall, Surrey, was educated at Trinity College, Cambridge, called to the bar in 1860, made a Queen's Counsel in 1874, and elected a Bencher of Lincoln's Inn in 1876. He joined the Institution as a Life Associate in February, 1869, and was very closely associated with its Members in connection with the large arbitration practice which he enjoyed until his death, which (the result of a street accident in Manchester) took place at his residence, Queen Anne's Mansions, Westminster, on Saturday, February 1st, 1896.

BRADSHAW BROWN (Fellow) was elected a Member of the Institution in 1884. He was educated in London and at Heidelberg University, and was articled to his step-father, Mr. H. Hooper of Millwall, the agent for Lady Margaret Charteris, the Earl of Stafford, and other landowners. He later started in business on his own account and acquired a large practice as a specialist in the valuation of riverside property, and in the assessment of such property for parochial purposes. He was a Member of the Shipwrights' Company, and an ardent yachtsman, and took a prominent part in local municipal affairs.

His death, the result of a fall from his horse, took place on March 8th, 1896.

HENRY CLUTTON (Fellow), a brother of the first President of the Institution, was born in April, 1814. He commenced his professional life as a pupil in architecture to Decimus Burton, and subsequently became a Fellow of the Royal Institute. His architectural knowledge, combined with his hereditary taste for agricultural pursuits, afterwards rendered him a highly valued Member of the firm of Surveyors in Whitehall Place, and also of the firm at Reigate.

With those who are able to look back upon an acquaintance with him during a long series of years, there cannot fail to remain a happy impression of the marked amiability of his character. A seemingly slight accident led to blood poisoning, and to death, on the 17th August, 1895, in the eighty-second year of his age.

GEORGE RADCLIFFE COBHAM (Fellow) was born in 1837. He was articled to Mr. Joseph Lidiard, of Deptford, but on the completion of his articles joined

his father in business in Gravesend, as a contractor, which business, after the death of his father, he carried on alone for some years. Among the more important works executed by him were the greater portion of the buildings of Rosherville Gardens, and much work for the War Department on the Lower Thames Defences, under the superintendence of the late General GORDON and other officers. Finding, however, that his more strictly professional engagements were increasing, the building business was given up, and he devoted himself of late years solely to practice as an architect and surveyor, being elected a Fellow of the Institution in 1890. He took a prominent part in the development of Gravesend, and was the originator of, and leading official in, several local land companies and building societies. His last architectural work was a Board School in Gravesend. He always took a great interest in education, and after several attempts succeeded (in conjunction with a few others) in getting the Library Acts adopted in Gravesend. At the time of his death he was a member of the Corporation Committee controlling the Technical School and Library.

JOHN GEORGE ELLIS DAVEY (Fellow) was the eldest son of the late ROBERT DAVEY, Surgeon of Russell Square, and was born 28th May, 1839. He was educated at East Dereham (Norfolk) in the neighbourhood of which town his father's family (a branch of the Davy, or Davey, family of Mileham), had resided for many generations. He was elected a Fellow of the Institution in March, 1891.

Mr. DAVEY possessed intellectual gifts of a high order. He was associated with most of the political and social movements in the county, and was for many years a J.P. for Fakenham and the district.

In 1887 Mr. DAVEY was appointed agent to the Earl of Leicester and left Horningtoft Manor (after a residence there of 25 years) for Longlands, Holkham.

An illness of a most painful and severe nature, which for nearly three years incapacitated him from taking part in any business matters, terminated fatally on the 6th August, 1895.

GEORGE HACKFORD (Fellow), was born at Boston, Lincolnshire, on April 5th, 1825, and was educated at the Bluecoat School in that town. In 1840 he entered the office of the late Mr. CHARLES KIRK of Sleaford, who was then carrying out many extensive contracts in different parts of the country. As travelling Superintendent for Mr. KIRK (afterwards KIRK and PARRY), Mr. HACKFORD gained an extensive knowledge of building materials in different localities which was afterwards of great service to him. In 1848 he went to Woolwich to take charge of the works under the Triennial Contracts in Woolwich Arsenal, which were then being carried out by Messrs. KIRK and PARRY. He remained there till 1856, when he returned to Boston and practised as an Architect, designing and superintending the building of St. James' Church and other works. In 1865 he came to Westminster, where he practised during the rest of his life. Shortly after this date he began to prepare the Bills of Quantities for the Station Buildings and other works of the Great Western Railway Company on which he was continually engaged until his death. On these extensive works a suitable field was opened for utilizing his great practical knowledge.

In addition to constant work for the Great Western Railway, Mr. HACKFORD had an extensive general practice

nothing in the shape of engineering or building works coming amiss to him.

Having a fine constitution and great energy he was an indefatigable worker, and few professional men have succeeded in accomplishing so much steady work, year after year, as he did.

The first symptoms of the illness which proved fatal to him showed themselves in March, 1895, but he toiled on during many months through intense suffering, retaining the general direction of his business almost until his death on the 25th March, 1896, when he was within a few days of completing his seventy-first year.

By his great knowledge combined with high integrity he succeeded in gaining and retaining the confidence of his numerous clients, and his death was greatly deplored by a large circle of friends.

WALTER HOLCOMBE (Fellow), acquired his professional training in the office of the late Mr. Lomax of Orchard Street, to whose business he succeeded some 20 years before his death, which took place at Bournemouth in February last. Mr. Holcombe had been for some time in ill health and unable to attend to business. He was elected a Fellow of the Institution on May 29th, 1890.

JAMES HOLMES (Fellow) was born at Derby on March 31st, 1834, and was elected a Fellow of the Institution on January 16th, 1882.

After being employed in some extensive surveys in Lincolnshire, he settled at Ashton-under-Lyne, being employed, in 1855, as assistant surveyor to the late Mr. Thomas Hill, who was then surveyor to the Earl of Stamford's estate. He was at this time engaged in

many important matters, the principal of which was probably the celebrated Hopwood Hall trial case, in which the rector of Winwick claimed the estates left by his father to Captain HOPWOOD, the rector's eldest brother. This case not only gave Mr. HOLMES an opportunity of distinguishing himself professionally, but also made the reputation of several young barristers, chief among them being ALEXANDER COCKBURN, afterwards Lord Chief Justice, Lord CHELMSFORD, Lord CROSS, and others. The executors were Lord DERBY and the Earl of SEFTON.

Mr. HOLMES was also engaged as surveyor in connection with the Greenfield Waterworks in 1869, and the Manchester Waterworks at Audenshaw, in 1874. In 1866-70 he acted as surveyor in connection with the sale of large estates at Chorley and near Liverpool.

That he made the most of these opportunities is proved by the high esteem in which he was held and the reputation which he enjoyed as a valuer and arbitrator. In 1875 he joined the firm now known as FLETCHER, HOLMES & WAINWRIGHT, Engineering Surveyors, and Estate Agents.

His death took place on March 7th, 1896, after an illness of about ten days duration.

DANIEL CUBITT NICHOLS (Fellow) was born in London in the year 1825, and received his education at a private school in Marylebone.

After serving his articles with Mr. Tuelon he entered the office of Mr. GEORGE AITCHISON in Muscovy Court, Trinity Square, and commenced practice on his own account in Warwick Court, Holborn—subsequently removing to Mecklenburgh Square and finally to Howard Street, Strand.

His first work as an architect was on the Essex Estates of Lord PETRE, for whom he acted as Estate Surveyor for many years.

In the earlier part of his professional life he took up Quantity Surveying—a branch of practice then little followed—in which he worked with great spirit and energy, acting for the Commissioners of Sewers of the City of London in many extensive works, including the Holborn Valley Improvements and for the St. Katharine Docks Co. Also for Messrs. INNES BROS. (afterwards the City of London Real Property Co.) in the erection of many important blocks of city offices in the vicinity of Mark Lane, &c. In 1856 he qualified as a District Surveyor, but never secured a district.

He was, in course of time, appointed surveyor to the following London Estates, viz.: The Strand Estate of the Duke of Norfolk, The Sutton Estates in Piccadilly, &c. The Estate of Mr. OWEN EVANS (Golden Square, &c.), The Estates of Lord TREVOR at Knightsbridge, and those of Lord HAREWOOD. He was also appointed Surveyor to the Building Estate of Lord KENSINGTON at Earls Court, and to the Osborn Estates in Spitalfields (both of which he held for a time in conjunction with the late Mr. M. J. STUTELY). For many years Mr. CUBITT NICHOLS acted for the late Rt. Hon. W. H. SMITH in relation to his London property, also for Mr. SMITH'S Trustees, and for the Viscountess HAMBLEDEN, and latterly for the Hon. W. F. D. SMITH, and the firm of Messrs. W. H. SMITH AND SON.

On the passing of the Artizans' and Labourers' Dwellings Improvement Act, 1875, he was appointed by the Home Secretary a Special Commissioner under the Act, and held a large number of local inquiries, reporting on the various Improvement Schemes promoted

by the late Metropolitan Board of Works and their successors, the London County Council.

He further, by order of the Secretary of State, conducted inquiries, and reported on the sanitary condition of many of the densely populated parishes in London, in conjunction with Dr. Shirley Murphy and Dr. Seaton.

Many important matters were referred to him as arbitrator, some of which were uncompleted at the time of his death.

On the introduction of the "London Streets and Build-"ings Bill" in 1894, Mr. Cubitt Nichols (in conjunction with Mr. Arthur Garrard and Mr. Herbert T. Steward) represented The Surveyors' Institution, giving evidence before Committees of both Houses, and subsequently receiving the thanks of the Council for his honorary services.

On the Bill receiving the Royal Assent as the "London Building Act, 1894," he was appointed by the Secretary of State, a Member of the Tribunal of Appeal constituted under the Act.

Mr. Cubitt Nichols was at one time a Fellow of the Royal Institute of British Architects, but relinquished his connection with that body in later years. He was elected a Fellow of The Surveyors' Institution in 1875, and a Member of the Council in 1894.

He was a man of keen perceptions, naturally somewhat taciturn, but an acute observer of others.

In his practice he was painstaking, almost to a fault, was possessed of a thorough knowledge of construction and the practical details of sanitation, and his judgment carried great and deserved weight.

He succumbed to the effects of an operation for an internal complaint, at his residence, 3, Upper Montague

Street, on October 17th, 1895, in his 71st year, and was buried at Kensal Green. He was three times married and left a large family.

HENRY PARSONS (Fellow) was born at Charlton, Somerset, in 1821. In 1851 he was appointed Agent for the Portman estates in the west of England, and in 1873 Agent for the Duke of DEVONSHIRE'S Somerset Estate. These agencies, as well as those of Lord WOLVERTON and Earl POULETT, to which he was later appointed, he held at the time of his death, which occurred on December 8th, 1895, in his 75th year. He was a life member of the Royal Agricultural Society, and of the Bath and West of England Society, and was well known as an agriculturist and breeder of Longhorn and Kerry cattle. In 1889 he was elected County Councillor for the Coker division of Somerset, and in 1890 was appointed a magistrate for the County. He also held several important municipal and public offices, and was chairman of some large commercial companies.

THOMAS SANDERS (Fellow),was born at Bromsgrove, Worcestershire in 1826, and was articled to Mr. J. GREGORY, Agent to EARL KILMOREY at Shavington Hall. He was early engaged in surveys for several railways, among others the Leominster and Kington Railway, the Birmingham and Nuneaton line, and others. In 1852 he joined the firm of "BROOKS & BEALE" of Piccadilly, and about 1854 became a partner in the firm of "ENGALL & SANDERS" of Cheltenham, where he succeeded in establishing one of the largest practices in the west of England. He was engaged in several very important arbitration cases, among others that between the Midland and Great

Western Railway Companies as to land at Gloucester, the Cheltenham Improvements, the purchase of the Cheltenham Waterworks, &c.

WILLIAM WOOD (Fellow), was born on the 19th June, 1832, and was elected a Fellow of The Surveyors' Institution in February, 1885. He was for many years the head of the firm now known as Messrs. William Wood, Son, and Gardner. He had a great knowledge of the value of property for parochial assessment, and was for some years engaged in carrying out this work for the Cuckfield Guardians. He was a large breeder and exhibitor of Sussex stock, of which he was an acknowledged judge, and his opinion was also frequently sought in many parts of the country on questions of the valuation of timber. He was prominent in all the local affairs of his district and was looked upon as, in himself, a history of the parish of Ifield for the period covered by his long residence there. Mr. Wood had been, for two years before his death, in somewhat delicate health, but this did not prevent his carrying on his work. It was in fulfilling a professional engagement that he caught a severe chill, and his recuperative powers having been already weakened, he died of failure of the heart's action on the 27th November, 1895.

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DONATIONS OF BOOKS, MAPS, &c.,
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Birch, J. F. L.	J. P. Neale's "Views of the Seats of Noblemen and Gentlemen in England, Wales, Scotland, and Ireland." 1st and 2nd Editions. 11 vols.
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Macer, A. T.	Treatise on "Dilapidations: Law and Practice."

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Thompson, R. O. ...	2	2	0
Tyler, W. B.	2	2	0
Vinten, H. B. ...	2	2	0
Walker, W. S. ...	2	2	0
White, W. E. C. ...	2	2	0
Wright, P. C. ...	2	2	0
Wyatt, A.	2	2	0
Wyles, W. J. ...	2	2	0

THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1896.

Honorary Members.

Date of Election and of Transfer.		
1895, Jan. 21	BEDFORD, HIS GRACE THE DUKE OF	15, Belgrave Square, S.W.
1893, Mar. 20	CARRINGTON, THE RIGHT HON. THE EARL, G.C.M.G. . . .	4, Whitehall Court, S.W.
1889, Dec. 9	CHAPLIN, THE RIGHT HON. HENRY, M.P.	Blankney Hall, near Lincoln.
1887, Jan. 24	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
1883, May 21	DEVONSHIRE, HIS GRACE THE DUKE OF	Devonshire House, Piccadilly, W.
1871, Jan. 30	GORE, CHARLES ALEXANDER, THE HONORABLE	West Side, Wimbledon Common, S.W.
A. '81, Mar. 21 H.M.'86, Mar. 8	GRANTHAM, THE HON. SIR WILLIAM	100, Eaton Square, S.W.
A. '80, Dec. 13 H.M.'95, May 13	GULLY, THE RIGHT HON. WILLIAM COURT	Speaker's House, Palace of Westminster, S.W.
A. '80, Dec. 13 H.M.'95, Nov. 11	JAMES OF HEREFORD, THE RIGHT HON. LORD	41, Cadogan Square, S.W.
1889, Mar. 4	JERSEY, THE RIGHT HON. THE EARL OF, G.C.M.G. . . .	43, Grosvenor Place, S.W.
1886, Jan. 11	KINGSCOTE, COLONEL SIR ROBERT NIGEL FITZHARDINGE, K.C.B..	34, Charles Street, Berkeley Square, W.
A. '69, Jul. 26 H.M.'71, Feb. 27	LEACH, LIEUT.-COL. SIR GEORGE ARCHIBALD, K.C.B. . . .	6, Wetherby Gardens, South Kensington, S.W
1885, Apr. 20	M'CLELLAN, JOHN B., M.A., THE REV.	Royal Agricultural College, Cirencester.
A. '69, Feb. 22 H.M.'94, Feb. 19	PHILBRICK, HIS HONOUR JUDGE FREDERICK ADOLPHUS, Q.C. .	Barwick House, Yeovil, Somerset.
A. '79, April 28 H.M.'92, Dec. 5	SMITH, HIS HONOUR JUDGE LUMLEY, Q.C.	57, Onslow Gardens, S.W.
1893, Jan. 9	WANTAGE, THE RIGHT HON. LORD, V.C., K.C.B. . . .	Overstone Park, Northampton.
A. '71, Feb. 13 H.M.'94, Jan. 1	WHITE, HIS HONOUR JUDGE FREDERICK MEADOWS, Q.C. .	42, Sussex Gardens, Hyde Park, W.

Total number of Honorary Members, 17.

Fellows.

Diploma Number.	Date of Election and of Transfer.	The names of those Fellows who have qualified for the Class by Examination are distinguished	
1559	1889, Jan. 28	ABBEY, JOE BURMAN, A.M.I.C.E.	28, John William Street, Huddersfield.
1084	1884, Jan. 14	ABBOTT, ROBERT THOMAS G. .	Whitley House, Malton, Yorkshire.
2740	1895, Sept. 2	ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
1499	1888, Nov. 26	ABBOTT, WILLIAM	24, Coleman Street, E.C., and Holbeach, Li
2449	A. '91, Nov. 4 F. '95, Jan. 21	*ABRAMS, BENJAMIN PERCY . .	32, Cheapside, E.C.
2741	1895, Sept. 2	ADAIR, JOHN OLPHERT . . .	Beechy Park, Rathvilly.
1105	1884, Feb. 25	ADAMS, HENRY, M.I.C.E. . .	60, Queen Victoria Street, E.C.
612	1881, Feb. 21	ADDIE, WILLIAM FORRESTER .	Powis Castle Estate Office, Welchpool, gomeryshire.
1489	A. '88, Jan. 9 F. '91, Jan. 5	*†ADKIN, BENAIAH WHITLEY . .	14, Queen Street, Cheapside, E.C.
664	A. '81, Dec. 19 F. '86, Dec. 8	ADKIN, CHARLES DUNCAN . .	Wantage, and Abingdon, Berks.
2742	1895, Sept. 2	ALEXANDER, CHARLES MURRAY, LIEUT.-COL.	Termon, Carrickmore, Co. Tyrone.
2743	1895, Sept. 2	ALEXANDER, HENRY GEORGE SAMUEL, MAJOR	1, Gosford Place, Armagh.
3004	1896, Jan. 21	ALEXANDER, ROBERT ARTHUR	Portglenone, Co. Antrim.
1479	1888, Apr. 30	ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
1912	1891, Jan 17	ALLPORT, WILLIAM	Bedford Mansions, Henrietta Street, C Garden, W.C.
2503	A. '92, Nov. 28 F. '93, Nov. 13	*AMOS, FRANK.	1, Parade, Canterbury, Kent.
2744	1895, Sept. 2	ANDERSON, ALEX. CAREW . .	Ballymountain House, Ferrybank, Waterfo
597	A. '81, Jan. 10 F. '84, Mar. 10	ANDERSON, ROBERT, JUN. . .	The Barton, Cirencester.
1635	1889, Dec. 9	ANDREW, THOMAS HAWKES . .	Williton, Somerset.
1792	1890, May 29	ANDREWS, JOHN	13, Basinghall Street, E.C.
1634	A. '89, Nov. 25 F. '92, Nov. 14	*ANSCOMBE, ERNEST	14, Constantine Road, Hampstead, N.W.
198	1869, May 8	ARDING, CHARLES B., A.R.I.B.A.	22, Surrey Street, Strand, W.C.
2649	A. '94, Oct. 30 F. '96, May 11	*ARIS, JOHN WHITTON . . .	45, Lincoln's Inn Fields, W.C.
1133	1884, Apr. 21	ARMISTEAD, RICHD., A.M.I.C.E.	118, Main Street, Bingley, Yorkshire.
2745	1895, Sept. 2	ARMSTRONG, ALEXANDER MOORE, CAPT.	Culmore House, Kilrea, Co. Londonderry.
3005	1896, Jan. 21	ARMSTRONG, ELLIOTT GRAHAM .	Rent Office, Ahascragh, Co. Galway.
791	1882, Apr. 24	ARMSTRONG, THOMAS JOHN . .	14, Hawthorn Terrace, Newcastle-on-Tyne
1730	1890, Feb. 24	ARMYTAGE, GEORGE JOHN . .	Kirklees Park, Brighouse, Yorkshire.
1505	1888, Dec. 10	ARNOLD, FRANCIS	Chilland, Winchester, and Hambledon, Ha
1709	1890, Feb. 10	ARNOLD, WILLIAM	23, George Street, Tamworth, and Gra Buildings, 12, Cherry Street, Birminghan
1280	A. '85, Dec. 7 F. '96, Jan. 20	*ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.

† Special Sanitary Science Certificate.

No.	*Date of Election and of Transfer.*	FELLOWS.	
1	1889, Jan. 14	Ashdown, Augustus Harding.	Uppington, Wellington, Salop.
6	1895, Sept. 2	Askin, Paul	60, Upper Sackville Street, Dublin.
4	1889, May 13	Atkins, Sydney George . .	The Hall, Coston, Wymondham, Norfolk.
0	1896, June 2	Atkinson, William Henry. .	Caugart, Shinrone, King's County.
1	1891, Nov. 4	Ault, Edwin	47, Victoria Street, Westminster, S.W.
2	1891, Nov. 4	Austen, Frank	Marling Place, Wadhurst, Sussex.
8	1890, May 29	Austin, Richard	Bishop's Waltham, Hants.
8	A. '87, Dec. 19 / F. '91, Oct. 15	*Austin, Richard, Jun.. . .	Bishop's Waltham, Hants.
4	1875, Nov. 8	Austin, Russell Gardener .	Hertford.
3	1891, Jan. 17	Aynsley, Robert John. . .	Gosforth, Newcastle-on-Tyne, Northumberland.
8	A. '82, Apr. 24 / F. 90, Apr. 14	Ayres, Charles Pryor. . .	14, High Street, Watford, Herts.
14	1891, Jan. 17	Bacon, Frank Mace . . .	Attleborough, Norfolk.
15	1891, Jan. 17	Bacon, Horace	Attleborough, Norfolk.
40	A. '68, Nov. 2 / F. '87, Feb. 7	Badcock, Philip	9, Whitehall Place, S.W.
67	1890, Mar. 24	Bailey, Harry David Chinery	25, Courtenay Street, Newton Abbot, Devon.
65	A. '81, Dec. 19 / F. '89, Nov. 11	Bailey, Leonard	Estate Office, Scorton, Garstang, Lancashire.
66	A. '93, Oct. 4 / F. '96, Feb. 17	*Bailey, Louis Hewitt . . .	4, Blagrave Street, Reading, Berks.
57	1891, May 23	Bailey, William Smith . .	4, Kirkgate, Newark-upon-Trent.
47	1895, Sept. 2	Baillie, John Robert. . .	Dunfanaghy, Co. Donegal.
06	1888, Dec. 10	Bainbridge, Robert Stagg .	Keverstone, near Staindrop, Durham.
53	1891, Nov. 4	Baines, Matthew Talbot . .	Estate Office, Brodsworth, Doncaster, Yorks.
05	A. '83, Dec. 17 / F. '84, Dec. 8	Baird, Jonathan Peel . . .	Estate Office, Somerley, Ringwood, Hants.
48	1895, Sept. 2	Baldwin, Chambré Corcor Thomas	7, Leinster Street, Dublin.
90	A. '90, Jan. 6 / F. '91, Dec. 7	*Ball, William Alfred . .	Sylvaine, King Charles Road, Surbiton Hill.
55	1891, Nov. 4	Ballantine, Edwin	94-96, Cannon Street, E.C.
79	1877, Mar. 12	Balls, James Mayhew . . .	Castle Hedingham, Essex.
79	A. '90, Nov. 22 / F. '93, Nov. 13	*Bancroft, Frederick Herbert	88, Mosley Street, Manchester.
60	1889, Jan. 28	Bancroft, Henry, M.I.C.E. .	88, Mosley Street, Manchester.
56	1891, Nov. 4	Banks, John	Kendal, Westmoreland.
16	1891, Jan. 17	Banks, Thomas	60, King Street, Manchester.
06	1881, Feb. 7	Bannister, Thomas. . . .	Limehurst, Hayward's Heath, Sussex.
12	1882, Jan. 30	Barfield, Frederic Henry .	56, Lancaster Road, Stroud Green, N.
59	1885, Mar. 9	Barker, Caleb	Estate Office, Shadwell, Thetford.
85	1891, Mar. 14	Barker, Horace Richard . .	25, Motcomb Street, Belgrave Square, S.W.
61	A. '89, Dec. 9 / F. '91, June 29	*Barnes, George Frederick .	Estate Office, Wingerworth Hall, near Chesterfield.
83	1883, Dec. 17	Barnes, John William James	Brougham Chambers, Wheeler Gate, Nottingham.
07	1886, Feb. 22	Barnes-Williams, T., F.R.I.B.A.	St. Thomas' Chambers, 24, Railway Approach, London Bridge, S.E.
57	1891, Nov. 4	Barr, James, M.I.C.E. . . .	221, West George Street, Glasgow.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2158	1891, Nov. 4	BARRATT, FREDERICK WILLIAM .	The Vestry Hall, Bethnal Green, E.
2749	1895, Sept. 2	BARRINGTON, JOHN BEATTY .	Limerick.
2159	1891, Nov. 4	BARROW, THOMAS ROBERT . .	Lunesdale, Oak Street, Southport.
118	1868, Aug. 17	BARRY, CHARLES, F.R.I.B.A. .	1, Victoria Street, S.W.
1917	1891, Jan. 17	BARRY, DENNETT HEBER . .	Selborne Chambers, 14, Bell Yard, Temple W.C.
2058	1891, May 23	BARTON, HARRY HOWELL . .	17, Guildhall Street, Folkestone, Kent.
2750	1895, Sept. 2	BARTON, HENRY DUPRÉ MALKIN	The Bush, Antrim.
2751	1895, Sept. 2	BARTON, ROBERT CULLEY . .	Millmount Road, Mullingar, West Meath.
2562	1893, Oct. 4	BARTON, JOHN GEORGE . . .	General Valuation and Boundary Survey O 6, Ely Place, Dublin.
1056	1884, Jan. 28	BATE, THOMAS . . .	The Red Tower, Kilburn, N.W.
1986	1891, Mar. 14	BATEY, HENRY SIMPSON . .	51, King Street, Manchester.
726	1882, Feb. 13	BATH, FRED., F.R.I.B.A. . .	Crown Chambers, Salisbury, Wilts.
1918	1891, Jan. 17	BATHER, JOHN T.	9, The Square, Shrewsbury.
2161	1891, Nov. 4	BATSTONE, ROWLAND ROBERT .	110, Cannon Street, E.C.
1368	1887, Feb. 7	BATTAM, FREDERICK THOMAS .	17, Hart Street, Bloomsbury, W.C., and Mount Street, Grosvenor Square, W.
1580	1889, Feb. 25	BATTERBURY, T., F.R.I.B.A. .	29, John Street, Bedford Row, W.C.
2162	1891, Nov. 4	BATTING, WALTER	7, John Street, Adelphi, W.C.
2481	1892, Feb. 26	BAXTER, GEORGE.	1, Frederick's Place, E.C., and Guildford.
2752	1895, Sept. 2	BAYLY, MAURICE SPRING RICE .	Araghty Grange, Roscommon.
2163	1891, Nov. 4	BEALE, ROBERT J., A.R.I.B.A. .	9, Victoria Street, S.W.
2753	1895, Sept. 2	BEAMISH, WILLIAM HENRY .	17, South Mall, Cork.
1282	A. '85, Dec. 7 / F. '89, Nov. 11	*BEARD, EDWIN THOMAS. . .	Wallsend, Pevensey, Sussex.
148	A. '68, Nov. 9 / F. '89, Nov. 11	BEAUCHAMP, CHARLES DAVIE .	9, Whitehall Place, S.W.
1450	1888, Feb. 6	BEAUMONT, CHARLES . . .	East Bridgford, near Nottingham.
186	1868, Nov. 2	BEAUMONT, GEORGE . . .	East Bridgford, near Nottingham.
2164	1891, Nov. 4	BECK, ARTHUR CLEMENT . .	Castle Rising, King's Lynn, and Sandringham
1457	1888, Feb. 20	BECK, EDWARD WILLIAM . .	City Chambers, Norwich.
2165	1891, Nov. 4	BECK, FRANK REGINALD . .	Sandringham, Norfolk.
1561	1889, Jan. 28	BECKWITH, HENRY LANGTON .	14, North John Street, Liverpool.
959	A. '83, May 25 / F. '87, May 23	*BEDELLS, CHARLES HERBERT .	6, John Street, Bedford Row, W.C.
525	1879, Jan. 6	BEDELLS, CHARLES KING . .	6, John Street, Bedford Row, W.C.
317	1873, Dec. 8	BEESTON, FRED., F.R.I.B.A. .	30, Lincoln's Inn Fields, W.C.
1433	1888, Jan. 9	BEKEN, GEORGE	2, Circus Place, London Wall, E.C.
1987	1891, Mar. 14	BEKEN, WALTER	2, Circus Place, London Wall, E.C.
1594	A. '89, Feb. 25 / F. '95, Dec. 9	*BELCHER, EDWARD JOHN . .	Wantage, Berks.
1458	1888, Feb. 20	BELL, JOSEPH ASKEW . . .	Rufford Estate Office, Ollerton, Notts.
1662	A. '89, Dec. 9 / F. '94, Apr. 2	*BELLINGHAM, ARCHIBALD TURNER	Dover's Green, Reigate, Surrey.
388	1875, Mar. 1	BENNETT, THOMAS OATLEY . .	Bruton, Somerset.
1212	A. '84, Nov. 10 / F. '90, Dec. 8	*BENSON, ROBERT ALAN . . .	Duchy of Cornwall Office, Liskeard, Cornwall

	Date of Election and of Transfer.	FELLOWS.	
4	1884, Dec. 8	BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
4	1888, Dec. 17	BETTRIDGE, EDWARD . . .	28, Waterloo Street, Birmingham.
75	A. '92, Nov. 28 / F. '94, Oct. 10	*BEVEN, SEPTIMUS	59 and 60, Chancery Lane, W.C.
9	1885, Jan. 12	BICKERTON, GEORGE ARTHUR .	62, King William Street, E.C.
0	1869, Mar. 22	BIDWELL, CHARLES . . . . (*Member of Council*)	Ely, Cambridgeshire.
75	A. '94, Feb. 22 / F. '96, Feb. 3	*BIDWELL, JOHN EVANS . . .	St. Mary's, Ely, Cambridgeshire.
7	1896, June 2	BIGGER, JOHN JAMES EASTWOOD	Fairymount, Dundalk, Ireland.
7	1891, Nov. 4	BILSON, JOHN, F.R.I.B.A. . .	23, Parliament Street, Hull.
9	1891, May 23	BINGHAM, ALFRED JOHN . .	Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
9	1891, Jan. 17	BINGHAM, FREDERICK HENRY .	5, Bolton Street, Piccadilly, W.
6	1875, Apr. 12	BINGHAM, REUBEN	5, Bolton Street, Piccadilly, W.
1	1868, Oct. 26	BINNIE, THOMAS	207, Hope Street, Glasgow.
90	A. '93, Oct. 4 / F. '95, Apr. 29	*BIRCH, RICHARD ELWYN . .	Maes Elwy, St. Asaph, North Wales.
80	A. '86, Dec. 6 / F. 89, Nov. 11	*BIRCH, WALTER DE HOGHTON .	Hoghton Estate Office, Walton Hall, Preston, Lancashire.
0	1888, Nov. 12	BIRD, JAMES BINFIELD. . .	West Cowes, Isle of Wight, and 14, Queen Victoria Street, E.C.
6	1889, Dec. 9	BIRD, JOHN	Brampton, Huntingdon.
4	1884, May 5	BIRD, WALTER	61, Edgware Road, W.
51	A. '87, Jan. 10 / F. '89, Feb. 25	BIRKETT, TOM	Foxton House, Penrith, Cumberland.
4	1890, May 29	BISHOP, CHARLES	Regent Circus, Swindon, Wilts.
3	1893, Oct. 4	*BLACKBOURN, HENRY . . .	6, Queen Anne's Gate, S.W.
6	1886, Dec. 6	BLACKFORD, ARTHUR . . .	61 & 62, Chancery Lane, W.C.
4	1895, Sept. 2	BLACKLEY, TRAVERS ROBERT .	Greenmount, Muckomore, Co. Antrim.
2	1885, Mar. 23	BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.
8	1891, Nov. 4	BLAKE, GEORGE	Stradey Estate Office, New Road, Llanelly.
3	1883, Feb. 12	BLAKE, WILLIAM JOHN, JUN. .	45, High Street, Croydon.
8	1882, Mar. 18	BLAKEMORE, WILLIAM AGUTTER	6, Duke Street, Adelphi, W.C.
5	1895, Sept. 2	BLAKENEY, ROBERT EDWARD .	Arm Lodge, Castlerea, Co. Roscommon.
7	1884. Jan. 26	BLASHILL, THOMAS, F.R.I.B.A..	London County Council, Spring Gardens, S.W.
9	1891, Nov. 4	BLENCOWE, GEORGE	Bury St. Edmunds.
0	1891, Nov. 4	BLETSOE, HENRY HOPKINSON .	Thrapstone, Oundle.
8	1891, Mar. 14	BLIZARD, JOHN HY., A.M.I.C.E.	Lansdowne House, Castle Lane, Southampton.
11	A. '78, May 13 / F. '87, Mar. 7	BLOSSE, EDWARD F. LYNCH .	Charles Street Chambers, Cardiff.
1	1891, Nov. 4	BLYTON, GEORGE.	16, The Hawthorns, Church End, Finchley, N.
88	A. '82, Feb. 28 / F. '89, Nov. 11	BOA, ANDREW	Great Thurloe, Newmarket, Suffolk.
82	A. '90, Nov. 22 / F. '93, Aug. 9	*BODY, ARTHUR, A.R.I.B.A.. .	15, Princess Square, Plymouth, Devon.
52	1888. Feb. 6	BODY, JOHN BOND	15, Princess Square, Plymouth.
30	1874, Feb. 2	BOLAM, CHARLES GODFREY . .	Estate Office, Boughton House, Kettering, Northamptonshire, and 82 & 83, Palace Chambers, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
450	1876, May 8	Bolam, William Thomas . .	Cross House, Westgate Road, Newcastle-upon-Tyne.
408	1875, Dec. 13	Bolden, John Leonard . .	Duchy of Lancaster Office, Lancaster Place, W.
2060	1891, May 23	Bond, Douglas Vale . .	22, Surrey Street, Strand, W.C.
199	1869, May 3	Bond, Erasmus	The Lodge, Englefield Green, near Staines.
24	1868, Jun. 15	Bonny, James Rippoth . . .	Southall, Grove Park, S.E., and 47, Old Broad Street, E.C.
813	1882, May 22	Booker, Algernon Erskine .	Albion House, Hyde Park Square, W.
2653	A. '94, Oct. 30 / F. '95, Nov. 1	*Booth, Gilbert William . .	35, Queen Victoria Street, E.C.
2172	1891, Nov. 4	Boothby, Henry Vernon . .	Estate Office, Keele, Newcastle, Staffordshire
632	1881, Dec. 19	Botterill, William . . .	23, Parliament Street, Hull.
1883	A. '90, Nov. 22 / F. '91, June 29	*Boulting, Frederick Edward	9, Moorgate Street, E.C.
1795	1890, May 29	Bourne, Robert Elliott .	Elwell, Totnes, Devon.
1507	1888, Dec. 10	Bowden, John	14, Ridgefield, Manchester.
2173	1891, Nov. 4	Bowdich, John	24, Coleman Street, E.C.
1777	1890, Apr. 14	Bowditch, Henry	103, George Street, Croydon.
1778	1890, Apr. 14	Bowley, John Cross . . .	Beeston, near Nottingham.
3031	1896, June 2	Bowen, Edward Ferguson . .	Glendine, Arthurstown, Co. Waterford.
1491	1888, Nov. 12	Bowman, John James . . .	Estate Office, Netherby, Carlisle.
1685	1890, Jan. 6	Boyd, John Jermyn . . .	125, Piccadilly, W.
2756	1895, Sept. 2	Boyd, William Henry . . .	Ballymacool, Letterkenny.
1476	1888, Apr. 16	Boyes, Hy. Cowell, F.R.I.B.A.	Ormond House, Great Trinity Lane, Queen Victoria Street, E.C.
1325	1886, Nov. 22	Brackett, Arthur William .	27, High Street, Tunbridge Wells, Kent.
1884	A. '90. Nov. 22 / F. '92, May 30	*Brackett, Frederick Henry.	27, High Street, Tunbridge Wells, Kent.
870	1883, Jan. 29	Brackett, William . .	27, High Street, Tunbridge Wells, Kent.
2174	1891, Nov. 4	Bradford, Walter	19, Westbrook, Canterbury Road, Margate, Kent
2654	A. '94, Oct. 30 / F. '95, July 29	*Bradley, James William, A.M.I.C.E.	Borough Engineer's and Surveyor's Office, Town Hall, Wolverhampton.
2175	1891, Nov. 4	Bradley, William Edward .	The Hall, Ebberston, York.
2757	1895, Sept. 2	Bradshaw, Robert Macnevin .	25, South Frederick Street, Dublin.
1562	1889, Jan. 28	Brady, Charles Alldis . .	17, Warren Street, Stockport, Cheshire.
1524	A. '88, Dec. 10 / F. '93, Nov. 13	*Brady, Ralph Hollinshed .	78, Cross Street, Manchester.
1989	1891, Mar. 14	Brady, William Hollinshed .	17, Warren Street, Stockport, Cheshire.
1397	1887, Dec. 5	Brailsford, Henry. . . .	Park Nook, near Derby.
1059	1884, Jan. 28	Bray, Harry	14, Warwick Court, Gray's Inn, W.C.
1441	1888, Jan. 23	Breach, Benjamin I'Anson .	2 and 3, Serle Street, Lincoln's Inn Fields, W.
2924	1895, Oct. 24	*Breeds, Arthur Owen . .	62, Lincoln's Inn Fields, W.C.
727	1882, Feb. 13	Brereton, Franc S., F.R.I.B.A.	292, High Holborn, W.C.
2176	1891, Nov. 4	Brereton, Thomas Bloomfield Sadleir	292, High Holborn, W.C.
1920	1891, Jan. 17	Brewer, Frank John, F.R.I.B.A.	2, Upper Hill Street, Richmond, Surrey.
1921	1891, Jan. 17	Briant, Robert	200, Kennington Park Road, S.E.

[illegible].	Date of Election and of Transfer.	FELLOWS.	
[illegible]3	1895, Sept. 2	BRIDGE, HENRY POWELL . .	Dungar Park, Roscrea, Tipperary.
[illegible]9	1882, Dec. 18	BRIDGEWATER, BENTLEY JAMES	80, Cheapside, E.C.
[illegible]0	1887, Feb. 21	BRIDGFORD, ERNEST JAMES .	28, Cross Street, Manchester.
[illegible]9	1886, Mar. 8	BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
[illegible]6	A. '92, Nov. 28 F. '96, Jan. 6	*BRINKWORTH, ROBERT EDWIN .	Brookfield, Chippenham, Wilts.
3	1883, May 25	BRINSLEY, GEORGE	30 and 31, New Bridge Street, E.C.
9	1895, Sept. 2	BROADLEY, EDWARD BARRY. .	73, South Mall, Cork.
7	1891, Nov. 4	BROCKLEBANK, JOHN . . .	58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden, Lancashire.
8	1891, Nov. 4	BRODRICK, FREDERICK STEAD .	Cogan Chambers, Bowl Alley Lane, Hull.
0	1895, Sept. 2	BROOKE, ARTHUR	White House, Killybegs, Co. Donegal.
0	1891, Mar. 14	BROOKS, CHARLES W., A.R.I.B.A.	63, Finsbury Pavement, E.C.
4	1890, Nov. 22	BROSTER, ROBERT BUCK . .	6 & 8, Temple Street, Keighley.
5	A. '91, May 23 F. '93, May 29	*BROWN, ALEXANDER BURNETT .	Amberley House, Norfolk Street, Strand, W.C.
4	A. '89, Dec. 9 F. '95, Mar. 18	*BROWN, ARTHUR MACDONALD .	Tring, Herts.
0	1888, Nov. 26	BROWN, FRANK JOHN . . .	Tring, Herts.
8	1868, Jul. 13	BROWN, GEORGE	Roborough House, Barnstaple, Devonshire.
4	1881, Dec. 19	BROWN, GEORGE JAMES . . .	34, Great George Street, S.W.
8	1883, April 30	BROWN, JOHN POWLES . . .	21, East Street, Hereford.
8	1869, Feb. 22	BROWN, THOMAS F., M.I.C.E. .	Guildhall Chambers, Cardiff.
1	1891, May 26	BROWN, WILLIAM . . .	67, Renfield Street, Glasgow.
3	1886, May 3	BROWN, WILLIAM BLUMFIELD .	7, Southampton Street, Bloomsbury, W.C.
1	1895, Sept. 2	BROWNE, ERNEST H. . . .	Brookfield, Tullamore.
2	A. '84, Apr. 21 F. '90, Apr. 14	BROWNE, FLINT	73, Cheapside, E.C.
2	1895, Sept. 2	BROWNLOW, CHARLES . . .	Mountstewart, Newtownards.
8	1895, Sept. 2	BROWNLOW, CLAUDE	Glenada, Newcastle, Co. Down.
6	A. '84, Jan. 14 F. '90, Mar. 24	BRUCE, ROBERT KNIGHT . .	Mentmore Estate Office, Leighton Buzzard, Bucks.
2	1892, Feb. 26	BRUTON, HENRY WILLIAM . .	Albion Chambers, Gloucester.
0	1891, Nov. 4	BRYDEN, ROBERT A., F.R.I.B.A.	212, St. Vincent Street, Glasgow.
1	1886, Jan. 11	BRYDON, ROBERT	The Dene, Seaham-Harbour, Durham.
7	1868, July 13	BUCK, ALBERT . . . . . *(Member of Council)*	Worcester.
2	1889, Jan. 14	BUCK, HERBERT WILSON . .	Pierpoint Street, Worcester.
4	A. '85, Dec. 7 F. '89, Jan. 14	*BUCKLAND, ALFRED VIRGOE. .	8, Frederick's Place, Old Jewry, E.C.
0	1871, Dec. 18	BUCKLAND, FRANK BOWRY . .	Windsor.
4	1890, Jan. 6	BUCKLAND, HENRY DUNEAU .	4, Bloomsbury Square, W.C., and Windsor.
6	A. '91, May 23 F. '94, Oct. 10	*BUCKLAND, SIDNEY CRAWFORD .	Windsor, Berks.
5	1890, Nov. 22	BUCKLEY, GEORGE	Tower Chambers, Halifax, Yorkshire.
1	1891, Nov. 4	BULL, ALFRED EDWIN . . .	35, Craven Street, Charing Cross, W.C.
2	1891, Nov. 4	BULL, WALTER	35, Old Jewry, E.C.
2	1891, Jan. 17	BURCHELL, SIDNEY HERBERT .	Reigate, Surrey, and Wool Exchange, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1215	1884, Dec. 8	BURD, LAURENCE	Mayfield, Shrewsbury.
1543	1889, Jan. 14	BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
2764	1895, Sept. 2	BURKE, HENRY ANTHONY . .	Drumkeen, Ballinamallard, Co. Fermanagh.
2765	1895, Sept. 2	BURKE, WILLIAM CREAGHE .	Ballinrobe, Co. Mayo.
1796	1890, May 29	BURMESTER, JOHN WILLIAM STANLEY, F.R.I.B.A. . . .	30, Lincoln's Inn Fields, W.C.
2183	1891, Nov. 4	BURNET, FRANK	69, West Regent Street, Glasgow.
1797	1890, May 29	BURNETT, ALFRED ANDREW .	2, High Street, Southampton.
635	1881, Dec. 19	BURNETT, DAVID	14, Nicholas Lane, E.C.
1625	1889, May 18	‡BURNETT, GEORGE JOHN MULCASTER.	Bylands, Redbourn, Herts.
379	1875, Feb. 1	BURROUGHES, THOMAS HENRY.	30, Lincoln's Inn Fields, W.C., and 16, Lo Berkeley Street, W.
1332	A. '86, Dec. 6 / F. '90, Jan. 6	*BURROWS, ALFRED JOHN . .	41, Bank Street, Ashford, Kent.
1216	1884, Dec. 8	BURTENSHAW, ALBERT . . .	Hailsham, Sussex.
1411	A. '87, Dec. 19 / F. '91, May 25	*BUSHELL, HENRY	33, New Bridge Street, E.C.
2766	1895, Sept. 2	BUTLER, WALTER SELBY . .	Green Mount, Castle Bellingham, Co. Louth.
323	1874, Jan. 5	BUZZARD, ALFRED LINDSEY.	22, Surrey Street, Strand, W.C.
1637	1889, Dec. 9	BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfi and 16, Great George Street, S.W.
2184	1891, Nov. 4	CABLE, JAMES M.	11, Acre Lane, Brixton, S.W.
1638	1889, Dec. 9	CÆSAR, CHARLES EDWARD . .	105, Tooley Street, Southwark, S.E.
2185	1891, Nov. 4	CALVERT, ARTHUR RICHARD .	14, Low Pavement, Nottingham.
1798	1890, May 29	CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's, Lancashire.
1377	1887, Mar. 7	CANNING, WILLIAM BROWNE .	Salisbury, and Elston, near Devizes.
787	A. '82, Mar. 27 / F. '84, Jan. 14	CARD, HENRY CURTIS . . .	North Street, Lewes, Sussex.
2483	1892, Feb. 26	CARDONA, JOSEPH, JUN. . . .	Waterport Street, Gibraltar.
1799	1890, May 29	CAREW, JOHN THEODORE . .	22, Surrey Street, Strand, W.C.
890	A. '82, Apr. 24 / F. '83, Jan. 15	CARPENTER, EVAN GEORGE .	45, High Street, Croydon, Surrey.
2186	1891, Nov. 4	CARRINGTON, THOMAS . . .	Kiveton Park, near Sheffield.
232	A. '70, Feb. 7 / F. '80, Nov. 22	CARRITT, ERNEST, A.R.I.B.A. .	57, Lincoln's Inn Fields, W.C.
2768	1895, Sept. 2	CARROLL, JOSEPH HATTON . .	80, South Mall, Cork.
2767	1895, Sept. 2	CARROLL, THEODORE FREDERICK	80, South Mall, Cork.
2769	1895, Sept. 2	CARSON, WILLIAM B. . . .	3, Willow Bank, Kingstown.
2187	1891, Nov. 4	CARSWELL, WILLIAM . . .	Capesthorne, Chelford, Cheshire.
636	1881, Dec. 19	CARTWRIGHT, SIR HENRY . .	1, Courtfield Gardens, S.W.
2188	1891, Nov. 4	CARTWRIGHT, JOSHUA . . .	Bury, Lancashire.
1991	1891, Mar. 14	CASTELL, CHARLES SMITH . .	2, Pont Street, Belgrave Square, S.W.
1603	1889, Mar. 18	CASTLE, ARTHUR	11, King Edward Street, Oxford.
2187	A. '91, May 23 / F. '94, Nov. 12	*CASTLE, HAROLD	11, King Edward Street, Oxford.

‡ Special Forestry Certificate.

Date of Election and of Transfer.	FELLOWS.	
1881, Dec. 19	CASTLE, HENRY JAMES . . .	37, Bedford Row, W.C.
{ A. '84, May 26 / F. '87, Nov. 14 }	CASTLE, SYDNEY CHARLES COURTENAY.	40, Chancery Lane, W.C., and Neustead, Auckland Road, Upper Norwood, S.E.
1872, Mar. 11	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
1870, Dec. 12	CATES, ARTHUR, F.R.I.B.A.. .	7, Whitehall Yard, S.W.
1875, Jan. 4	CAVE, HENRY H.	Estate Office, Northampton.
1888, Apr. 30	CAVE, THOMAS NEWMAN . .	Horton, Northamptonshire.
1890, Nov. 22	CHALK, HENRY PHILIP . . .	Linton, Cambridgeshire.
{ A. '94, Oct. 30 / F. '96, Feb. 17 }	*CHAMBERS, THEODORE GERVASE	4, Bloomsbury Place, W.C.
1895, Sept. 2	CHAMBRÉ, HUNT WALSH . .	Estate Office, Dungannon.
1884, Jan. 28	CHANCELLOR, ALBERT . . .	1, King Street, Richmond, Surrey.
1870, Jan. 10	CHANCELLOR, FRED., F.R.I.B.A.	20, Finsbury Circus, E.C., and Chelmsford, Essex.
1891, Nov. 4	CHAPMAN, HENRY JAMES. . .	50, Belgrave Road, S.W.
1890, May 29	CHARLES, RICHARD STAFFORD .	St. Martin's House, 1, Gresham Street, E.C.
1890, Mar. 24	CHART, ROBERT MASTERS . .	The Vestry Hall, Mitcham, Surrey.
1891, Nov. 4	CHASEMORE, PHILIP	Ashleigh, Horsham, Sussex.
1891, Jan. 17	CHATTELL, DAVID JAMES . .	29A, Lincoln's Inn Fields, W.C.
1891, Nov. 4	CHATTERTON, GEO., M.I.C.E. .	46, Queen Anne's Gate, S.W.
1895, Sept. 2	CHATTERTON, ROBT. SMITH .	Belmont, Raheney, Co. Dublin.
1885, Nov. 26	CHESTERTON, EDWARD . . .	22, Lower Phillimore Place, Kensington, W., and 51, Cheapside, E.C.
1890, Mar. 10	CHESTERTON, SIDNEY RAWLINS.	22, Lower Phillimore Place, Kensington, W., and 51, Cheapside, E.C.
1884, Apr. 21	CHESTON, CHESTER	Dashwood House, New Broad Street, E.C.
1891, Mar. 14	CHESTON, HORACE, F.R.I.B.A.	5, Union Court, Old Broad Street, E.C.
1891, Nov. 4	CHETWOOD, STEPHEN. . . .	Waltham Abbey, Essex.
1891, Nov. 4	CHEW, HENRY VICTOR . . .	43, New Broad Street, E.C.
1890, Feb. 24	CHILD, FRED	65 & 66, Chancery Lane, W.C., and 1, Station Road, New Barnet.
1868, Jul. 6	CHINNOCK, FREDERICK GEORGE	11, Waterloo Place, S.W.
1891, Mar. 14	CHOWEN, HENRY LLEWELLYN .	Londesborough Estate Office, Market Weighton, Yorkshire.
{ A. '84, Feb. 25 / F. '91, June 29 }	CHRISTY, ARCHIBALD ERNEST .	30, Great St. Helen's, E.C., and 6, Market Buildings, Chelmsford, Essex.
1887, Jan. 10	CLARE, EDWARD LOVELL . .	Prudential Buildings, Bradford, and 33, Friar Lane, Leicester.
1892, Feb. 26	CLARK, JOHN MCCLARE . . .	Haltwhistle, Northumberland.
1889, Dec. 9	CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
1882, Jan. 16	CLARK, SAMUEL	8, New Cavendish Street, W.
1882, Jan. 16	CLARKE, ALFRED DUDLEY . .	Estate Office, Abberley, Stourport, Worcestershire.
1890, May 29	CLARKE, CHRISTOPHER . . .	Charlcot, Bedale, Yorkshire.
1891, Mar. 14	CLARKE, GEORGE ERNEST . .	12, Coleman Street, E.C.
{ A. '84, Jan. 2 / F. '86, Jan. 11 }	CLARKE, HOWARD CHATFEILD .	63, Bishopsgate Street Within, E.C.
1888, Dec. 10	CLARKE, JOHN WILLIAM . .	Guisbrough, Yorkshire.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1007	A. '83, Dec. 17 F. '89, Nov. 11	CLARKE, PERCY HENRY . . .	2, Lancaster Place, W.C.
1924	1891, Jan. 17	CLARKE, STANLEY	202, Bishopsgate Street Without, E.C.
2194	1891. Nov. 4	CLARKSON, JOHN, F.R.I.B.A. .	Ormond Chambers, 28, Great Ormond Street, W.C.
1837	1890, Nov. 22	CLARKSON, WILLIAM	136, High Street, Poplar, E.
1686	1890, Jan. 6	CLIFTON, JAMES E., F.R.I.B.A.	Swanage, Dorset.
1122	A. '84, Mar. 10 F. '89, Jan. 28	CLIFTON, WM. E., F.R.I.B.A. .	7, East India Avenue, Leadenhall Street, E.C.
1701	1890. Jan. 27	CLOUGH, RICHARD CHARLES BUTLER	Ty Maur, Denbigh, North Wales.
1810	1886, Mar. 8	CLOUGH-TAYLOR, HORACE GEO.	39, Friar Lane, Leicester.
78	A. '68, Jul. 13 F. '75, May 10	CLUTTON, JOHN HENRY . . .	9, Whitehall Place, S.W.
61	A. '68, Jul. 6 F. '74, Apr. 13	CLUTTON, RALPH	9, Whitehall Place, S.W.
221	A. '70, Jan. 10 F. '75, Dec. 13	CLUTTON, RALPH WILLIAM . .	Hartswood, Reigate, Surrey.
65	1868, Jul. 13	CLUTTON, ROBERT GEORGE . . (*Member of Council*)	9, Whitehall Place, S.W.
153	1869, Jan. 11	CLUTTON, WILLIAM JAMES . .	The Mount, York, and The Castle, Cockermouth.
1285	A. '85, Dec. 7 F. '94, May 28	*COALES, HERBERT GEORGE, A.M.I.C.E.	Market Harborough Local Board Offices, Market Harborough.
713	1882, Jan. 30	COBB, HERBERT MANSFIELD .	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
1544	1889, Jan. 14	COBHAM, CHARLES	"The Shrubbery," Gravesend, Kent, and Local Board Office, Grays, Essex.
1885	A. '90, Nov. 22 F. '94, Apr. 16	*COBHAM, GEORGE WILLIAM . .	1 & 3, Edwin Street, Gravesend, Kent.
3006	1896, Jan. 21	COCHRANE, JOHN	Combermore, Lifford, Co. Donegal.
2196	1891, Nov. 4	COCKS, SAMUEL ROGER . . .	5, St. Thomas' Street, Ryde, Isle of Wight.
1839	1890, Nov. 22	COLES, SAMUEL HOOD COWPER .	Penmyarth, Crickhowell, S. Wales.
769	A. '82, Feb. 27 F. '84, Jan. 28	COLGATE, THOMAS	Sheffield Park, Uckfield, Sussex.
1710	1890, Feb. 10	COLLIER, RICHARD JAMES . .	34, Finsbury Pavement, E.C.
2197	1891. Nov. 4	COLLIER, WALTER HENRY . .	7, Moorgate Street, E.C.
1414	A. '87, Dec. 19 F. '91, Feb. 2	COLLINGHAM, JOHN CYRIL LEES.	6, Mount Street, W.
119	1868, Aug. 17	COLLINS, HENRY H., F.R.I.B.A.	61, Old Broad Street, E.C.
826	A. '82, Dec. 4 F. '91, Jan. 19	COLLINS, MARCUS E.	61, Old Broad Street, E.C.
1925	1891, Jan. 17	COLYER, FREDERICK, M.I.C.E. .	18, Great George Street, S.W.
1501	1888, Nov. 26	COMBES, CYRUS	Tisbury, Wilts, and Misterton, Crewkerne, Somerset.
2062	1891, May 23	COMMIN, FREDERICK JAMES . .	7, Bedford Circus, Exeter.
1926	1891, Jan. 17	CONDER, ALFRED, F.R.I.B.A. .	Palace Chambers, 9, Bridge Street, S.W.
1564	1889, Jan. 28	COOKE, HENRY	25, Watts Avenue, Rochester, Kent.
1172	1884, May 19	COOPER, ARTHUR LESLIE . .	17, Friar Street, Reading.
2199	1891, Nov. 4	COOPER, GEORGE WARREN . .	34, Hart Street, Bloomsbury, W.C.
715	1882, Jan. 30	COOPER, JOHN GROVES . . .	Bideford, Devon.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1927	1891, Jan. 17	COOPER, JOHN ROBERT . . .	35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
445	1876, Apr. 24	COOTE, GEORGE	Smeetham Hall, Sudbury, Suffolk.
2773	1895, Sept. 2	COOTE, ORLANDO ROBERT . .	Auburn, Athlone.
2772	1895, Sept. 2	COOTE, STANLEY VICTOR . .	The Orchard House, Wargrave, Berks, and Donadea Castle, Kilcock.
1966	A. '91, Jan. 17 F. '95, Jan. 21	*COPE, HENRY JAMES	202, Clapham Road, S.W.
2200	1891, Nov. 4	COPLAND, WILLIAM R., M.I.C.E.	146, West Regent Street, Glasgow.
2201	1891, Nov. 4	CORBETT, CHRISTOPHER. . .	9, Albert Square, Manchester.
1597	1889, Mar. 4	CORBETT, EDWIN WORTLEY MONTAGU	Bute Estate Office, Castle Street, Cardiff.
2202	1891, Nov. 4	CORBY, JOSEPH BOOTHROYD . .	Scotgate, Stamford, Lincolnshire.
2453	A. '91, Nov 4 F. '92, May 30	*CORDEROY, ATHELSTANE. . .	12, George Street, Plymouth, Devon, and 19, Queen Anne's Gate, S.W.
1581	1889, Feb. 25	CORDEROY, GEORGE	19, Queen Anne's Gate, S.W.
2774	1895, Sept 2	CORDNER, CLEMENT KENNEDY .	Greenmount, Muckomore, Co. Antrim.
2775	1895, Sept. 2	CORRY, OSCAR HENRY LOWRY .	Antrim.
926	A. 83, Apr. 16 F. '89, Nov. 11	COUCHMAN, HENRY BOTELER .	40, Coten End, Warwick.
934	1883, April 30	COUCHMAN, ROBERT EDWARD .	35, Paradise Street, Birmingham.
2203	1891, Nov. 4	COULSON, WILLIAM LINDSAY .	Clarendon House, Elmwood Road, Croydon.
556	1880, Jan. 5	COVERDALE, FREDERICK JOHN .	Ingatestone Hall, Essex.
728	1882, Feb. 13	COVERDALE, HENRY	11, St. Helen's Place, E.C.
1840	1890, Nov. 22	COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
1732	1890, Feb. 24	COX, EDWARD SAMUEL . . .	3, New Street, York
2204	1891, Nov. 4	CRANFIELD, WILLIAM BATHGATE	6, Poultry, E.C.
159	1869, Jan. 25	CRAWTER, JOHN	Cheshunt, Herts.
961	A. '83, May 25 F. '88, Nov. 26	CRAWTER, JOHN, JUN. . . .	41, Bedford Row, W.C., and Cheshunt, Herts.
3008	1896, Jan. 21	CREAGH, ARTHUR GETHIN . .	Mallow, Co. Cork.
160	1869, Jan. 25	CRICKMAY, GEORGE RACKSTROW, F.R.I.B.A.	13, Victoria Street, S.W., and St. Thomas Street, Weymouth.
641	1889, Dec. 9	CRICKMAY, JOHN EDWARD . .	Weymouth, Dorset.
2455	A. '91, Nov. 4 F. '96, Jan. 6	*CRIER, JOHN THOMAS . . .	Ingleside, Castelnau, Barnes, Surrey.
2205	1891, Nov. 4	CROCKETT, EDWIN ARTHUR BRASSEY	11, Pancras Lane, E.C.
608	A. '81, Feb. 7 F. '90, Feb. 24	CROFTS, EWAN NEVILE . . .	Caythorpe, Grantham, Lincolnshire.
730	1882, Feb. 13	CRONK, EDWYN EVANS . . .	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	1882, Feb. 13	CRONK, FRANK	12, Pall Mall, S.W., and Sevenoaks, Kent.
871	1883, Jan. 29	CRONK, WILLIAM HENRY . .	Sevenoaks, Kent.
2776	1895, Sept. 2	CROSBIE, JAMES DAYROLLES .	Gurtenard, Listowel, Co. Kerry.
416	1876, Jan. 10	CROSS, JOHN	77, King Street, Manchester.
1754	1890, Mar. 10	CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
307	1873, Apr. 21	Cross, William S., F.R.I.B.A.	18, Outer Temple, and 2, Cecil Street, Strand, W.C.
2206	1891, Nov. 4	Crowther, John Herbert . .	38, New Street, Huddersfield.
2208	1891, Nov. 4	Cruwys, Robert	Bank Chambers, 465, Brixton Road, S.W.
1928	1891, Jan. 17	Cumberland, Edward Anthony	Luton and Leighton Buzzard.
1604	1889, Mar. 18	Cundy, Hubert John . . .	Wetherby and Leeds, Yorkshire.
32	1868, Jun. 15	Currey, Henry, F.R.I.B.A. .	37, Norfolk Street, W.C.
1565	1889, Jan. 28	Currey, Percivall, F.R.I.B.A.	37, Norfolk Street, W.C.
1381	1887, Mar. 21	Curry, Henry John . . .	58, High Street, Stockton-on-Tees.
581	1880, Dec. 13	Curtis, Charles Edward . .	26, Gledstanes Road, West Kensington, W.
483	1877, Apr. 16	Curtis, Robert Leabon . .	119 and 120, London Wall, E.C.
543	1879, Apr. 28	Curtis, Samuel Perkins . .	119 and 120, London Wall, E.C.
2063	1891, May 23	Cutlan, John Ellis . . .	Market Square, Wellingborough, Northamptonshire.
2209	1891, Nov. 4	Cuxson, Geo. A. P., A.R.I.B.A.	17, Victoria Street, S.W.
638	1881, Dec. 19	Dallas, Edwin Stuart . . .	34, Great James Street, Bedford Row, W.C.
987	1883, Dec. 17	Daniel, Harry Augustus Hood	Keynsham Manor, near Saltford, Somerset.
732	1882, Feb. 13	Dann, Henry	Dartford, Kent.
2210	1891, Nov. 4	Danskin, John	241, West George Street, Glasgow.
1666	A. '89, Dec. 9; F. '91, Apr. 6	*Darch, John	74, Sarsfeld Road, Balham, S.W.
2778	1895, Sept. 2	Darley, Edmund Sanders . .	5, College Green, Dublin.
2777	1895, Sept. 2	Darley, Henry Ponsonby Shaw	Estate Office, Carrick-on-Shannon, Co. Leitrim.
510	1878, Apr. 29	Darley, William	Llangwrn, Corwen, North Wales.
907	A. '83, Feb. 26; F. '91, May 25	Dash, Roland Ashford . .	9, Whitehall Place, S.W., and Walton-on-Thames.
1527	A. '88, Dec. 10; F. '92, July 4	*Davey, Henry Thomas . .	24, Priory Avenue, Hastings.
848	A. '82, Dec. 18; F. '90, Nov 10	David, Edmund Ussher . .	Old Bank Chambers, 27, High Street, Cardiff.
2575	A. '93, Oct. 4; F. '96, Mar. 2	*Davies, Cyril Froodvale . .	Froodvale, Llanwrda, R.S.O., South Wales.
2512	A. '92, Nov. 28; F. '94, Oct. 10	*Davies, David Thomas. . .	11, Serle Street, Lincoln's Inn, W.C.
1509	1888, Dec. 10	Davies, George Humphreys .	8, Laurence Pountney Hill, E.C.
1588	1889, Feb. 25	Davies, John	Mollington, Chester.
300	1873, Feb. 10	Davies, John Morgan	Froodvale, Llanwrda, South Wales.
2211	1891, Nov. 4	Davies, Walter	6, Waterloo Place, S.W.
2212	1891, Nov. 4	Davis, Alfred T., A.M.I.C.E. .	Shirehall, Shrewsbury.
1996	1891, Mar. 14	Davis, Charles Edward . .	Wroxton Estate Office, near Banbury, Oxon.
780	A. '82, Mar. 13; F. '89, Nov. 11	Davis, Charles James . . .	32, Strand, W.C.
2213	1891, Nov. 4	Davis, Frederick William .	Bridge House, 181, Queen Victoria Street, E.C.
491	A. '77, Dec. 10; F. '81, Nov. 14	Davis, James	32, Strand, W.C.
897	1883, Feb. 26	Daw, William Herbert . .	6, Ironmonger Lane, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS	
1929	1891, Jan. 17	DAWSON, JOHN GEORGE . .	4, Lincoln's Inn Fields, W.C., and Kingston-on-Thames.
2215	1891, Nov. 4	DAWSON, PERCY JOHN . . .	Zinal, Palace Road, Streatham Hill, S.W.
1642	1889, Dec. 9	DAY, GEORGE CARLETON . .	Estate Office, Woodbridge, Shaftesbury, Dorset.
1009	A. '83, Dec. 17 F. '87, Nov. 14	*DAY, WILLIAM, JUN. . . .	23, High Street, Maidstone, Kent.
683	1882, Jan. 16	DEACON, THOMAS MARK. . .	1, Adelaide Street, Charing Cross, S.W.
2779	1895, Sept. 2	DEAN, GEORGE B.	Balla Lodge, Castlebar, Co. Mayo.
1756	1890, Mar. 10	DEARLE, WILLIAM HENRY . .	6, John Street, Adelphi, W.C.
2513	A. '92, Nov. 28 F. '93, Aug. 9	*DEBENHAM, FRANK BRIDGEWATER	80, Cheapside, E.C.
1442	1888, Jan. 23	DEBENHAM, FRANK GISSING .	Cheshunt Park, Herts, and 80, Cheapside, E.C.
2140	A. '91, May 23 F. '93, Aug. 9	*DEBENHAM, HORACE BENTLEY.	80, Cheapside, E.C.
2216	1891, Nov. 4	DEER, EDWARD	Stratford-on-Avon.
1010	A. '83, Dec. 17 F. '91, Oct. 15	DEMETRIADI, THOMAS MARSDEN	28, John William Street, Huddersfield.
1667	A. '89, Dec. 9 F. '94, Jan. 22	*DENDY, WILLIAM COOPER . .	46, Fordwych Road, Brondesbury, N.W.
1930	1891, Jan. 17	DENNISON, JOHN W., F.R.I.B.A.	Wakefield Lodge, East Ham, Essex.
2780	1895, Sept. 2	DENNY, FRANCIS MCGILLYCUDDY	17, Denny Street, Tralee.
863	1883, Jan. 15	DENT, RALPH JOHN. . . .	Highfield Villas, Sedbergh, Yorkshire.
759	1882, Feb. 27	DEW, WILLIAM ARTHUR . . .	Wellfield House, Bangor.
1711	1890, Feb. 10	DE WEND, WILLIAM FENTON .	New Market Buildings, Bridgnorth.
2781	1895, Sept. 2	DICKINSON, CHARLES . . .	36, South Frederick Street, Dublin.
1228	A. '84, Dec. 8 F. '85, May 18	*DICKSON, THOMAS ARTHUR . .	Estate Office, Overston Park, Northampton.
884	1883, Feb. 12	DINWIDDY, THOMAS	5, Whitehall, S.W., and Greenwich, S.E.
169	A. '69, Feb. 8 F. '78, Feb. 25	DODGSON, WILFRED LONGLEY .	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
1136	1884, Apr. 21	DOLL, CHARLES FITZROY . .	74, Gower Street, Bedford Square, W.C.
2217	1891, Nov. 4	DOLLAR, PETER, A.R.I.B.A. .	Clock House, Arundel Street, Strand, W.C.
2782	1895, Sept. 2	DOLLING, CALEDON JOSIAS RADCLYFFE	34, Mountjoy Square, Dublin.
1415	A. '87, Dec. 19 F. '91, Dec. 7	*DONE, JOHN JAMES	45, Lincoln's Inn Fields, W.C.
1250	1885, Feb. 9	DONNE, HENRY	Leek Wootton, Warwick.
2783	1895, Sept. 2	DOPPING, JAMES HENRY, COL. .	Bella Vista, Blackrock, Co. Dublin.
2218	1891, Nov. 4	DORNING, ARTHUR HARRY . .	41, John Dalton Street, Manchester.
1582	1889, Feb. 25	DORNING, ELIAS	41, John Dalton Street, Manchester.
3036	1896, June 2	DOUGLAS, RICHARD WILLIAM MAGENIS	Portballantra, Bushmills, Co. Antrim.
163	A. '69, Jan. 25 F. '82, Nov. 31	DOWDEN, HENRY JOSEPH . .	8, Craig's Court, Charing Cross, S.W.
493	1878, Jan. 14	DOWNING, FREDERICK . . .	7A, Whitehall Yard, S.W.
1997	1891, Mar. 14	DOWNING, HY. P. B., F.R.I.B.A.	Avalon Villas, Wilton Road, Merton, Surrey, and 7, Great College Street, S.W.
2219	1891, Nov. 4	DOWSETT, CHARLES FINCH . .	3, Lincoln's Inn Fields, W.C.
1841	1890, Nov. 22	DRANSFIELD, HENRY BROOK .	12, 13, & 14, Estate Buildings, Huddersfield.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
817	A. '82, May 22 / F. '84, May 19	DRAPER, ARTHUR THOMAS . .	Friar Lane, Leicester.
1348	1887, Jan. 10	DRAY, ALFRED	Town Hall Chambers, Hastings, Sussex.
301	1873, Feb. 10	DREW, HENRY . . . . . (*Member of Council*)	15, Queen Street, Exeter.
1336	A. '86, Dec. 6 / F. '88, Nov. 12	*DREW, HENRY ALBAN . . .	15, Queen Street, Exeter.
1095	A. '84, Feb. 11 / F. '89, Jan. 14	DREW, JOHN GOULD	15, Queen Street, Exeter.
2220	1891, Nov. 4	DREWEATT, THOMAS	Newbury, Berkshire.
419	A. '76, Jan. 10 / F. '78, Feb. 25	DRIVER, CHARLES WILLIAM .	4, Whitehall, S.W.
9	1868, Jun. 15	DRIVER, ROBERT COLLIER . . (*Past-President*)	4, Whitehall, S.W.
582	1880, Dec. 13	DRIVER, ROBERT MANNING . .	4, Whitehall, S.W.
684	1882, Jan. 16	DRURY, EDW. DRU, F.R.I.B.A.	25, Queen Anne's Gate, S.W.
1692	A. '90, Jan. 6 / F. '93, Dec. 4	*DUDLEY, EDGAR	Bedford House, 24, Bedford Street, Plymouth.
1802	1890, May 29	DUKE, EDWARD	Dorchester.
1803	1890, May 29	DUKE, FREKE GUY RASHLEIGH	Braehead, Kilmarnock.
2064	1891, May 23	DUKE, HENRY, JUN.. . . .	Dorchester, Dorset.
1779	1890, Apr. 14	DUNCALFE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
2221	1891, Nov. 4	DUNCAN, JAMES MORISON . .	40 & 42, Queen Victoria Street, E.C.
252	1871, Jan. 30	DUNLOP, ALEXANDER MILNE . (*Vice-President*)	53, Parliament Street, S.W.
1931	1891, Jan. 17	DUNN, WILLIAM HENRY . .	11, St. Helen's Place, E.C.
1932	1891, Jan. 17	DUVALL, JOHN WILLIAM . .	The Grange, Ware.
2222	1891, Nov. 4	DYBALL, HARVEY	35, Bucklersbury, E.C.
1933	1891, Jan. 17	DYBALL, SEXTUS	Gatton Lodge, Reigate, Surrey.
794	1882, Apr. 24	DYER, WILLIAM JOHN . . .	Montpelier Row, Blackheath, S.E.
85	1868, Jun. 15	DYMOND, FRANCIS WILLIAMS .	Bampfylde House, Exeter.
1251	1885, Feb. 9	EADE, ARTHUR WILLOUGHBY FRENCH	Feethams, Darlington.
1529	A. '91, Dec. 10 / F. '92, May 30	*EAGLAND, WILLIAM FRANCIS .	274, Portland Road, South Norwood, S.E.
1584	1889, Feb. 25	EAGLE, WILLIAM.	77, King Street, Manchester.
864	1883, Jan. 15	EALES, FRED. ERNST., F.R.I.B.A.	9, Welbeck Street, W.
1585	1889, Feb. 25	EAMES, EDWARD	Stoke Manor, near Alresford, Hants.
1934	1891, Jan. 17	EARDLEY, JOHN WILLIAM . .	Swanwick Colliery, Alfreton, Derbyshire.
2223	1891, Nov. 4	EARLE, THOMAS ALGERNON . .	90, King Street, Manchester.
2224	1891, Nov. 4	EARNSHAW, JACOB	36, South King Street, Manchester.
2225	1891, Nov. 4	EASTHAM, JAS. COOK, A.M.I.C.E.	The Town Hall, Manchester.
1998	1891, Mar. 14	EASTON, JOHN H.	Bowl Alley Lane, Hull.
1999	1891, Mar. 14	EAYRS, JOHN THOS., M.I.C.E. .	Town Hall, West Bromwich.
2784	1895, Sept. 2	EDGEWORTH, THOS. NEWCOMEN	Kilshrewly, Edgeworthstown.
1935	1891, Jan. 17	EDMESTON, JAMES, F.R.I.B.A. .	42, Old Broad Street, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2579	A. '93, Oct. 4 / F. '96, Jan. 6	*Edmonds, John	Redwall Farm, Linton, Kent.
2226	1891, Nov. 4	Edwards, Arthur Phippen	Hutton, near Weston-super-Mare, Somerset.
639	1881, Dec. 19	Egerton, Hubert Decimus	2 and 3, Serle Street, Lincoln's Inn, W.C.
988	1883, Dec. 17	Eggar, James Alfred	9, West Street, Farnham, Surrey.
1173	1884, May 19	Egginton, John	150, Friar Street, Reading.
530	A. '79, Jan. 20 / F. '83, Dec. 3	Eiloart, Frederick Edward	40, Chancery Lane, W.C.
1629	1889, Nov. 25	Eldridge, Herbert	28, Cadogan Place, Belgrave Square, S.W.
2227	1891, Nov. 4	Elford, John	King Street, Poole, Dorset.
1434	1888, Jan. 9	Elgar, J. Edward	Crockshard, Wingham, Kent.
1886	A. '90, Nov. 22 / F. '92, Feb. 1	Elgood, Frank M., A.R.I.B.A.	98, Wimpole Street, W.
1401	1887, Dec. 19	Ellen, Frederick Charles	The Auction Mart, Andover.
1086	1884, Jan. 14	Elliott, Charles	Wilts and Dorset Bank Chambers, George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge, Devon.
2514	A. '92, Nov. 28 / F. '96, Mar. 2	*Ellis, Albert Edward	Bedford Chambers, Exeter.
2228	1891, Nov. 4	Ellis, Edward	Bedford Chambers, Exeter.
2785	1895, Sept. 2	Ellis, Ernest Francis Leslie	Estate Office, Gorey, Co. Wexford.
577	A. '80, Mar. 15 / F. '87, Nov. 14	Ellis, Ernest Harold	132, High Street, Guildford.
1887	A. '90, Nov. 22 / F. '94, May 28	*Ellis, Francis, Jun.	Trafford Park, Patricroft, near Manchester.
2065	1891, May 23	Ellis, Frederick	141, Inverness Terrace, W.
830	1882, Dec. 18	Ellis, Henry	57, Chancery Lane, W.C.
1530	A. '88, Dec. 10 / F. '90, May 12	*Ellis, Herbert Moates	143, Cannon Street, E.C.
1365	A. '87, Jan. 24 / F. '91, Feb. 16	*Ellis, Ralph Staples	29, Fleet Street, E.C.
885	1883, Feb. 12	Ellis, Richard Adam	45, Fenchurch Street, E.C.
380	1875, Feb. 1	Ellis, Sir John Whittaker, Bart., M.P.	29, Fleet Street, E.C., and 18, Old Broad Street, E.C.
2066	1891, May 23	Ellis, William Alfred	176, Brompton Road, S.W.
2229	1891, Nov. 4	Ellison, Michael	Duke of Norfolk's Estate Offices, Sheffield.
667	A. '81, Dec. 19 / F. '90, Dec. 8	Elwell, William Henry	Surveyor's Office, Great Northern Railway, King's Cross, N.
276	1872, Feb. 26	Emmanuel, Barrow	2, Finsbury Circus, E.C.
2230	1891, Nov. 4	Evans, Arthur Owen	Town Hall, Pontypridd, Glamorganshire.
1757	1890, Mar. 10	Evans, Charles Lee	Norton Hill, Runcorn, Cheshire.
1936	1891, Jan. 17	Evans, George	1, Adelaide Street, W.C.
898	1883, Feb. 26	Evans, Robert, F.R.I.B.A.	Eldon Chambers, Wheeler Gate, Nottingham.
2231	1891, Nov. 4	Evans, Walter Pearson	Caldwell, Nuneaton.
2232	1891, Nov. 4	Evans, William, A.M.I.C.E.	St. John Street, Beverley, Yorkshire.
2786	1895, Sept. 2	Evans, William	Gillardstown House, Killucan.
388	A. '74, Feb. 16 / F. '76, Nov. 27	Evans, William Ernest	School Gardens, Shrewsbury.
2000	1891, Mar. 14	Evans-Vaughan, Henry	Weston-under-Redcastle, near Shrewsbury, and Newlands Estate Office, Milford-on-Sea, near Lymington, Hants.
1416	A. '87, Dec. 19 / F. '91, May 25	*Eve, Herbert Trustram	2, St. Paul's Square, Bedford.
685	1882, Jan. 16	Eve, John Richard	St. Paul's Square, Bedford, Bedfordshire.

FELLOWS.

Dip. No.	Date of Election and of Transfer.		
104	1868, Aug. 8	EVE, WILLIAM	10, Union Court, Old Broad Street, E.C.
1882	1887, Mar. 21	EVERARD, JOHN BREEDON, M.I.C.E., F.R.I.B.A. . . .	6, Millstone Lane, Leicester.
2233	1891, Nov. 4	EVERILL, FRANK	59, Foregate Street, Worcester.
2666	A. '94, Oct. 30 / F. '95, Nov. 25	*EVES, FRANCIS GEORGE BERTRAM	54, High Street, Uxbridge, Middlesex.
1549	A. '89, Jan. 14 / F. '92, Nov. 14	*EVES, WILLIAM LIONEL. . .	54, High Street, Uxbridge.
557	1880, Jan. 5	FAIR, JACOB WILSON . . (*Member of Council*)	Haigh Hall, Wigan, and 8, Winckley Str Preston.
1510	1888, Dec. 10	FAIR, JAMES STRETTON . .	Estate Offices, Lytham, and 4, Winckley Str Preston.
1174	1884, May 19	FAIR, THOMAS	Estate Offices, Lytham, Lancashire.
1937	1891, Jan. 17	FAIRCLOUGH, WILLIAM . . .	Leigh, Lancashire, and 60, King Street, M chester.
1758	1890, Mar. 10	FALCON, MICHAEL	Horstead House, Norfolk.
1062	1884, Jan. 28	FARMER, EDMUND	80, Cheapside, E.C.
2284	1891, Nov. 4	FARNAN, HENRY RICHARD . .	75, Coleman Street, E.C.
1759	1890, Mar. 10	FARRAR, SIDNEY H., M.I.C.E. .	54, Old Broad Street, E.C., and Port Elizabe Johannesburg, South Africa.
2787	1895, Sept. 2	FARRELL, EDWARD FRANCIS . .	Moynalty, Kells, Co. Meath.
2002	1891, Mar. 14	FARRER, JOHN	Oulton, near Leeds, Yorkshire.
2285	1891, Nov. 4	FARTHING, WALTER THOMAS .	46, Strand, W.C.
1938	1891, Jan. 17	FARWELL, FREDERICK GEORGE .	11, Laura Place, Bath.
1321	1886, May 17	FAWKES, ALGERNON	Sudbury, Derby.
1037	1884, Jan. 14	FAYERMAN, GEORGE METCALFE	88, The Parade, Leamington, Warwickshire.
2925	1895, Oct. 24	*FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
1402	1887, Dec. 19	FENN, JOHN	The Hall, Ardleigh, and 146, High Str Colchester.
1712	1890, Feb. 10	FENN, THOMAS	Downton Castle, Ludlow.
565	A. '80, Jan. 19 / F. '87, Mar. 21	FENNING, HERBERT SAMUEL .	St. Paul's Square, Bedford, Bedfordshire.
2003	1891, Mar. 14	FENWICK, THOMAS, M.I.C.E. .	Leeds, Yorkshire.
1804	1890, May 29	FERGUSSON, JAMES	Livermere, Bury St. Edmund's, Suffolk.
974	1883, Nov. 12	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
2788	1895, Sept. 2	FETHERSTONHAUGH, THEOBALD .	Grouse Lodge, Moate, Co. Westmeath.
881	1882, Dec. 18	FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
297	1873, Jan. 27	FIELD, FRANCIS HAYWARD . .	11, King Edward Street, Oxford.
872	1883, Jan. 29	FIELD, JAMES FREDERICK . .	54, Borough High Street, S.E.
2926	1895, Oct. 24	*FIELDS-CLARKE, GEORGE THOMAS	Estate Office, Southhill Park, Biggleswade, Be
1842	1890, Nov. 22	FILLINGHAM, EDWARD . . .	Spring Bank, Hull.
2236	1891, Nov. 4	FINN, ADOLPHUS	High Street, Lydd, Kent.
2237	1891, Nov. 4	FINN, ARTHUR GEORGE . . .	The Deanery, Chartham, Canterbury.
2517	A. '92, Nov. 28 / F. '96, May 11	*FINN, FRED	Sole Street House, Selling, Faversham, Kent
1843	1890, Nov. 22	FINN, GEORGE WILLIAM . .	Westwood Court, Faversham, Kent.

FELLOWS.

Dip. No.	*Date of Election and of Transfer.*		
2456	A. '91, Nov. 4 F. '94, Oct. 10	*Finn, Herbert Archibald .	59, Foregate Street, Worcester.
927	A. '83, Apr. 16 F. '89, Jan. 14	Fisher, Charles Browning .	Hill Crest, Market Harborough.
1459	1888, Feb. 20	Fisher, Edward Knapp . .	Market Harborough, Leicestershire.
2581	A. '92, Nov. 28 F. '96, Mar. 2	*Fitt, Harry Charles . . .	10, Lothair Road, Finsbury Park, N.
3007	1896, Jan. 21	Fitzgerald, Jas. H. B. Penrose	The Estate Office, Middl-ton, Co. Cork.
2789	1895, Sept. 2	Fitzgerald, Peter David . .	66, George Street, Limerick.
2790	1895, Sept. 2	Fitzgerald, Robert John . .	Ballyard House, Tralee.
2791	1895, Sept. 2	Fitzherbert, Henry Corry .	Millbrook, Abbeyleix, Queen's County.
1038	1884, Jan. 14	Fleetwood, George . . .	15, Furnival's Inn, E.C.
1465	1888, Mar. 5	Fletcher, Thomas	Estate Office, Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
749	A. '82, Feb. 13 F. '91, June 29	Flint, William Hurst. . .	11, Serle Street, Lincoln's Inn Fields, W.C.
562	1880, Jan. 19	Flockton, Thos. J., F.R.I.B.A.	15, St. James' Row, Sheffield.
1784	1890, Feb. 24	Foden, Edward Antrobus .	Teddesley Estate Office, Penkridge, Staffordshire
1805	1890, May 29	Foley, John Howard . . .	Manvers Street, Trowbridge.
2794	1895, Sept. 2	Forbes, Arthur . . .	Earls Vale, Cavan.
2067	1891, May 23	Forbes, Charles Mansfeldt .	14, New Street, York.
2238	1891, Nov. 4	Ford, Lawton Robert . . .	St. Thomas's Chambers, 24, Railway Approach, London Bridge, S.E.
2518	A. '92, Nov. 28 F. '95, May 13	*Ford, Solomon, A.R.I.B.A. .	3, Queen Street, Cheapside, E.C.
640	1881, Dec. 19	Forrest, Robert	Windsor Estate Office, St. Fagans, near Cardiff.
551	1879, Dec. 8	Forshaw, Edward	Hanley, Staffordshire, and Springfields, Stran s-hall, Uttoxeter.
1844	1890, Nov. 22	Forsyth, Thomas Hills . .	39, Northumberland Street, Newcastle-upon-Tyne.
1039	1884, Jan. 14	Fosbery, William Thomas Exham	Warwick.
279	1872, Mar. 11	Foster, Charles Rolls . .	54, Pall Mall, S.W.
1531	A. '88, Dec. 10 F. '92, Oct. 12	*†Foster, Frank.	Adelphi Chambers, 7, John Street, W.C.
2239	1891, Nov. 4	Foster, Henry Edwin . . .	6, Poultry, E.C.
2519	A. '92, Nov. 28 F. '95, Nov. 1	*Foster, James Herbert Fur-medge	33, Poultry, E.C.
641	1881, Dec. 19	Foster. Joseph Burgess . .	4, Cambridge Street, Plymouth, Devon.
687	1882, Jan. 16	Foulkes, Septimus Gifford .	Tring, Herts.
3009	1896, Jan. 21	Fowler, Edward Willoughby	The Earl of Clancarty's Estate Office, Ballinasloe, Co. Galway.
686	1882, Jan. 16	Fowler, Frederick. . . .	St. James' Street, Sheffield.
1806	1890, May 29	Fowler, Gerard Edmund . .	98, New Street, Birmingham.
1807	1890, May 29	Fowler, Henry	63, Dale Street, Manchester.
882	1882, Dec. 18	Fowler, Henry	6, Waterloo Street, Birmingham.
780	1890, Apr. 14	Fowler, Reginald William .	3, Hartshead, Sheffield.
403	1887, Dec. 19	Fowler, Richard	118, Colmore Row, Birmingham.
605	1889, Mar. 18	Fowler. Sydney, A R.I.B.A. .	9, Craig's Court, Charing Cross, S.W.
240	1891, Nov. 4	Fowler, William	69, Temple Row, Birmingham.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2241	1891, Nov. 4	Fox, Charles James . . .	22, George Street, Halifax.
1845	1890, Nov. 22	Fox, Edwin	99, Gresham Street, E.C.
2242	1891, Nov. 4	Frampton, Alfred, A.R.I.B.A.	62 and 63, Basinghall Street, E.C.
2243	1891, Nov. 4	France, Arthur Alderson .	99, Swan Arcade, Bradford.
2244	1891, Nov. 4	France, Charles	99, Swan Arcade, Bradford.
1545	1889, Jan. 14	Francis, George Futvoye . .	Eaton Chambers, Buckingham Palace Road, S.W.
1760	1890, Mar. 10	Francis, Leon Albert . . .	8, John Street, Adelphi, W.C.
1808	1890, May 29	Franklin, Arthur Thomas .	25, Ludgate Hill, E.C.
2457	A. '91, Nov. 4 F. '95, Feb. 18	*Franklin, Benjamin Belgrove	Holly Walk, Luton, Beds.
921	1883, April 16	Franklin, Thomas	Ascott, near Wallingford.
1809	1890, May 29	Franklin, Thomas Frederick .	25, Ludgate Hill, E.C.
2792	1895, Sept. 2	Franks, Matthew Henry . .	Westfield, Mountrath.
2793	1895, Sept. 2	Franks, Matthew Henry, Jun.	Westfield, Mountrath.
1967	A. '91, Jan. 17 F. '94, Dec. 10	*Fraser, William	209, St. Vincent Street, Glasgow.
1114	A. '84, Feb. 25 F. '90, Apr. 14	Freeman, Sydney	The Broadway, Tunbridge Wells, Kent, and 2 Queen Street, E.C.
3038	1896, June 2	French, Savage	17, South Mall, Cork, Ireland.
2795	1895, Sept. 2	Frend, Henry	Mitchelstown, Co. Cork.
2796	1895, Sept. 2	Frend, Causabon William .	Parsonstown, King's County.
1217	1884, Dec. 8	Freuer, William	West Rudham, Swaffham, Norfolk.
2069	1891, May 23	Frost, Frederic Cornish . .	Teignmouth, Devon.
369	1875, Jan. 18	Fry, George Frederick . .	46, London Road, Dover, Kent.
734	1882, Feb. 13	Fryer, George	15, Parliament Street, Hull, and Rose Villa Bishop Wilton, near York.
1063	1884, Jan. 28	Fuller, Ernest	98, Wimpole Street, W.
1040	1884, Jan. 14	Fuller, Harry	83, High Street, Croydon.
947	A. '88, May 21 F. '88, Nov. 26	Fuller, Herbert Henry . .	15, Serjeants' Inn, Fleet Street, E.C.
1124	A. '84, Mar. 10 F. '91, Apr. 20	Fuller, Thomas Alfred . .	The College, All Saints', Derby.
775	1882, Mar. 13	Furber, Herbert	2, Warwick Court, Gray's Inn, W.C.
1064	1884, Jan. 28	Furber, William	2, Warwick Court, Gray's Inn, W.C.
417	1876, Jan. 10	Gairdner, Edward James . .	43, Chancery Lane, W.C.
2797	1895, Sept. 2	Galbraith, Hugh	21, Westland Row, Dublin.
2245	1891, Nov. 4	Gale, Arthur John, F.R.I.B.A.	4, Serjeants' Inn, Fleet Street, E.C.
2004	1891, Mar. 14	Gale, Ernest Sewell . . .	Falcon Court, 32, Fleet Street, E.C.
761	1882, Feb. 27	Gale, Joseph John	Market Place, Wallingford, Berks.
55	1868, Jul. 6	Galsworthy, Frederick Thomas (*Member of Council*)	11, Waterloo Place, S.W.
1713	1890, Feb. 10	Gamble, Sidney Gompertz, A.M.I.C.E.	Metropolitan Fire Brigade, Southwark Bridge Road, S.E.
1606	1889, Mar. 18	Gandy, James	22, Essex Street, Strand, W.C.
735	1882, Feb. 13	Gardiner, Edward James . .	110, Great Russell Street, W.C.
127	1868, Sep. 28	Gardiner, William James . .	The Avenue, Worcester Park, Surrey.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2520	A. '92, Nov. 28 / F. '95, Mar. 4	*Gabdner, Gilbert	Ifield Court, Crawley, Sussex.
98	A. '68, Jul. 27 / F. '88, Nov. 12	Garrard, Arthur (*Member of Council*)	8, Frederick's Place, Old Jewry, E.C.
2246	1891, Nov. 4	Garrard, Norton Burroughs	Cranley Hall, Eye, Suffolk.
2798	1895, Sept. 2	Garrett, James Hugh Moore	Castlewellan, Co. Down.
2247	1891, Nov. 4	Garrood, Thomas William M.	172, Fenchurch Street, E C.
2799	1895, Sept. 2	Garvey, Toler R.	Thornvale, Moneygall, King's County.
2800	1895, Sept. 2	Garvey, Toler Robert, Jun.	Estates Office, Parsonstown.
1810	1890, May 29	Gate, Alfred Joseph	20, Mecklenburg Square, W.C.
688	1882, Jan. 16	Gater, Caleb William	Salisbury, Wilts.
1203	A. '84, May 26 / F. '89, Jan. 14	Gayford, Henry John	Raynham Estate Office, East Raynham, Norfolk.
1643	1889, Dec. 9	Gaze, Thomas William	Frenze Hall, Diss, Norfolk.
935	1883, April 30	German, George	Packington House, Ashby-de-la-Zouch, Leicestershire.
2521	A. '92, Nov. 28 / F. '95, Nov. 11	*German, George, Jun.	Huntingdon House, Ashby-de-la-Zouch.
2070	1891, May 23	German, Harry	Loughborough, and Ashby-de-la-Zouch.
887	1883, Feb. 12	German, John	Ashby-de-la-Zouch, Leicestershire.
1161	A. '84, May 5 / F. '87, Nov. 14	*Gibb, William Pashley	Estate Office, Stafford Street, Dublin.
1294	A. '86, Jan. 11 / F. '90, Nov. 10	Gibbon, Wm. Jacomb, A.R.I.B.A.	36, Great James Street, Bedford Row, W.C.
1620	1889, Apr. 29	Gibson, Denston	98, New Street, Birmingham.
1668	A. '89, Dec. 9 / F. '93, May 8	*Giddy, Osman Horton	121, Pall Mall, S.W.
381	1875, Feb. 1	Gilbert, William Henry Sainsbury	62, Old Broad Street, E.C.
1621	1889, Apr. 29	Gillart, David	Towyn, Merionethshire.
1466	1888, Mar. 5	Gilpin-Brown, William Dundas	Blankney Estate Office, Metheringham, Lincoln.
213	1869, Dec. 6	Girdwood, James	18, Adam Street, Adelphi, W.C.
2249	1891, Nov. 4	Given, Maxwell.	Town Surveyor's Office, Coleraine, Co. Derry.
420	1876, Jan. 24	Glasier, George Henry Brougham	7, St. James's Street, S.W.
702	1890, Jan. 27	Gleed, Richard Cummings	5, Adelaide Place, London Bridge, E.C.
2801	1895, Sept. 2	Gloster, Thomas Edward	16, Herbert Street, Dublin.
890	A. '90, Nov. 22 / F. '93, Dec. 4	*Goddard, Alexander	24, Dix's Fields, Exeter, Devon.
566	1889, Jan. 28	Goddard, Joseph, F.R.I.B.A.	6, Market Street, Leicester, and Carlton Chambers, 12, Regent Street, S.W.
286	A. '85, Dec. 7 / F. 86, May 17	*Godfrey, Robert, A.M.I.C.E.	Valentine Road, King's Heath, near Birmingham.
2802	1895, Sept. 2	Godley, Archibald.	Killygar, Killeshandra.
250	1891, Nov. 4	Godsell, George Herbert	Palace Chambers, King Street, Hereford.
005	1891, Mar. 14	Goldsmith, William	40, Old Broad Street, E.C.
251	1891, Nov. 4	Goodacre, John, F.R.I.B.A.	5, Friar Lane, Leicester.
511	1888, Dec. 10	Goodacre, Robt. J., F.R.I.B.A.	Friar Lane, Leicester.
989	1883, Dec. 17	Goodchild, Josiah	59, Tollington Park, N.
546	1889, Jan. 14	Goodwyn, Leonard William	8, Granville Chambers, Granville Place, Portman Square, W.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2006	1891, Mar. 14	GORDON, CHAS. G., A.M.I.C.E.	Whitehall Club, S.W.
314	A. '78, May 19 / F. '78, Mar. 11	GORE, SPENCER W.	16, Whitehall Place, S.W.
1939	1891, Jan. 17	GOTT, CHARLES, M.I.C.E. . .	8, Charles Street, Bradford.
2252	1891, Nov. 4	GOTT, CHARLES HENRY. . .	8, Charles Street, Bradford.
1567	1889, Jan. 28	GOTT, FRANK	3, East Parade, Leeds.
478	A. '77, Feb. 12 / F. '82, Dec. 18	GOTTO, FREDERICK EDWARD .	Stony Stratford, Bucks.
578	1880, Apr. 12	GOULDING, WILLIAM PURDHAM.	41, Moorgate Street, E.C.
2071	1891, May 23	GOULDSMITH, GEORGE WALLER.	2, Pont Street, Belgrave Square, S.W.
2072	1891, May 23	GOVER, ARTHUR S., F.R.I.B.A.	4, Queen Street Place, E.C.
2253	1891, Nov. 4	GOVER, JOHN RICHARD . . .	44, Great Dover Street, Borough, S.E.
1846	1890, Nov. 22	GRADWELL, ARTHUR RICHARD .	10, Richmond Terrace, Blackburn.
370	1875, Jan. 18	GRAHAM, WILLIAM	Victoria Chambers, Newport, Monmouthshire.
1218	1884, Dec. 8	GRAIN, ARTHUR TRESS . . .	2, St. Andrew's Hill, Cambridge.
827	A. '82, Dec. 4 / F. '85. Jan. 12	GRANT. JAMES	Penrallt, Llanidloes, Montgomeryshire.
1260	1885, Mar. 9	GRAVES, WALTER, F R.I.B.A. .	Winchester House, Old Broad Street, E.C.
2255	1891, Nov. 4	GREAVES, JOHN OLDROYD . .	69, Westgate, Wakefield.
1891	A. '90, Nov. 22 / F. '94, Jan. 22	*GREEN, ALEXANDER ERNEST .	Colonial House, 155, Fenchurch Street, E.C.
2259	1891, Nov. 4	GREEN, ALFRED WILLIAM .	Clare Castle, County Clare, Ireland.
690	1882, Jan. 16	GREEN, JAMES	22, Chancery Lane, W.C.
1735	1890, Feb. 24	GREEN, JOHN.	Dodderhill Court, Droitwich, Worcestershire.
2256	1891, Nov. 4	GREEN, ROBERT COUPER . .	26, Fawcett Street, Sunderland,
1188	1884, May 26	GREEN, SAMUEL	28 and 29, St. Swithin's Lane, E.C.
2955	A. '95, Oct. 24 / F. '96, June 26	*GREGSON, GEORGE ERNEST . .	11, Chaple Street, Preston.
2257	1891, Nov. 4	GREGSON, WILLIAM . . .	Baldersby, S.O., Yorks.
1087	1884, Feb. 11	GRELLIER, HARLEY MAIR . .	6, Queen Anne's Gate, S.W.
371	1875, Jan. 18	GREY, CHARLES GREY . . .	Ballycourcy, Enniscorthy, Co. Wexford.
2673	A. '94, Oct. 30 / F. '96, May 11	*GRIFFIN, ALFRED	St. Thomas' Chambers, 24, Railway Approach, London Bridge, S.E.
2073	1891, May 23	GRIFFIN, HAROLD	54, High Street, Battersea, S.W.
1714	1890, Feb. 10	GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
1736	1890, Feb. 24	GRIFFITHS, WILLIAM . . .	Gelley-Wernen Estate, Llanelly, Carmarthenshire.
2258	1891, Nov. 4	GRIGGS, ROBERT, A.R.I.B.A. .	11, Gray's Inn Square, W.C.
1611	1889, Apr. 1	GRIMLEY, EDWIN FEARN . .	40, Temple Street, Birmingham.
1612	1889, Apr. 1	GRIMLEY, THOMAS	40, Temple Street, Birmingham.
2142	A. '91, May 23 / F. '92, May 30	*GROGAN, HEDWORTH HERBERT.	125, Piccadilly, W.
2486	1892, Feb. 26	GROGAN, HENRY THOMAS . .	101, Park Street, Grosvenor Square, W.
1811	1890, May 29	GROSE, VINCENT J., F.R.I.B.A.	13, Railway Approach, S.E.
1727	A. '90. Feb. 10 / F. '93, Jan. 26	*GROVER, ARTHUR	11, Cecil Street, Charing Cross Road, W.C.
2260	1891, Nov. 4	GRUNING, EDWARD A., F.R.I.B.A.	25, Gresham House, Old Broad Street, E.C.
1737	1890, Feb. 24	GUDGEON, GEORGE EDWARD .	Estate Agency Offices, Winchester, Hants.
2261	1891, Nov. 4	GURNEY, JAMES	Chalfont St. Giles, Slough, Bucks.
433	1876, Mar. 20	GWYTHER, WM. W., F.R I.B.A.	102, Temple Chambers, Temple Avenue, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2262	1891, Nov. 4	HABGOOD, HENRY CHARLES . .	Witney, Oxfordshire.
347	1874, Mar. 16	HADDOCK, ROLAND	Union Bank Chambers, Croydon, Surrey.
1670	A. '89, Dec. 9 F. '93, Aug. 9	*HADLEY, FRANK	41, Temple Street, Birmingham.
2263	1891, Nov. 4	HALE, RAYMOND HENRY . . .	6, Great Queen Street, S.W.
2264	1891, Nov. 4	HALL, CHARLES EDWARD . .	297, Old Chester Road, Rock Ferry, Cheshire.
619	1881, May 2	HALL, ERNEST	166, Queen Street, Portsea, Hants.
517	1878, Dec. 9	HALL, JOHN GEORGE, A.R.I.B.A.	1, Caithness Road, West Kensington, W.
923	1883, April 16	HALL, WALTER	38, Chancery Lane, W.C.
1295	A. '86, Jan. 11 F. '91, June 29	*HALL, WILLIAM TIMOTHY . .	Hawkstone Estate Office, near Shrewsbury.
1189	1884, May 26	HALLETT, WILLIAM BROWN. .	11, Queen Victoria Street, E.C., and 278, Holloway Road, N.
2803	1895, Sept. 2	HAMILTON, ARTHUR	40, Lower Dominick Street, Dublin.
2804	1895, Sept. 2	HAMILTON, EDWARD CHETWOOD, MAJOR	Woodstock Estate Offices, Inistioge.
1738	1890, Feb. 24	HAMILTON, JOHN.	23 & 24, Wormwood Street, E.C.
2143	A. '91, May 23 F. '96, Jan. 6	*HAMPTON, GEORGE FREDK. WM.	1, Cockspur Street, S.W.
2265	1891, Nov. 4	HAMPTON, WILLIE THOMAS . .	Hotel Street, Coalville, Leicester.
1481	1888, Apr. 30	HANCOCK, WILLIAM ST. JOHN HÜ, F.R.I.B.A.	Hong Kong, China, and 9, King Edward Street, E.C.
1687	1890, Jan. 6	HANKINSON, THOMAS JAMES .	Richmond Chambers, Bournemouth, Hants.
1240	1885, Jan. 12	HANNEN, REGINALD ST. JOHN .	The Cottage, Fordingbridge, Salisbury.
892	A. '83, Feb 12 F. '89, Jan. 14	*†HANSELL, REGINALD GODDARD	Lonsdale Chambers, 27, Chancery Lane, W.C.
1245	1885, Jan. 26	HANSON, AMOS	35, Church Street, St. Helen's, Lancashire.
2266	1891, Nov. 4	HANSON, JOHN H., A.M.I.C.E.	20, Ramsden Street, Huddersfield.
642	1881, Dec. 19	HARDCASTLE, FREDERICK HENRY APPLETON, A.R.I.B.A. . .	5, Old Queen Street, S.W.
481	A. '77, Mar. 26 F. '82, Dec. 18	HARDING, EDWARD ERNEST .	66, Cannon Street, E.C.
643	1881, Dec. 19	HARDING, SIDNEY LONGHURST .	St. Albans, Herts.
2805	1895, Sept. 2	HARDMAN, EDWARD CHAMBRÉ .	14, Molesworth Street, Dublin.
1482	1888, Apr. 30	HARDY, RICHARD THOMAS ASH	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffordshire.
1613	1889, Apr. 1	HARGRAVES, STEPHEN . . .	Brabyns Estate Office, Manor House, Marple, Cheshire.
2074	1891, May 23	HARLAND, MARCHANT JAMES .	Strafford Road, High Barnet.
2007	1891, Mar. 14	HARLE, JOHN JOSEPH . . .	Tortworth Estate Office, Falfield, Gloucester.
2267	1891, Nov. 4	HARPUR, WILLIAM, M.I.C.E. .	Town Hall, Cardiff.
496	A. '78, Jan. 28 F. '88, Nov. 12	HARRINGTON, GEORGE FREDERICK	16, Abchurch Lane, E.C.
990	1883, Dec. 17	HARRIS, JAMES	Winchester, Hants.
1739	1890, Feb. 24	HARRISON, JAMES THOMAS . .	Town Hall Offices, Buckingham.
2075	1891, May 23	HARRISON, RICHD. C., F.R.I.B.A.	103, Cannon Street, E.C.
1812	1890, May 29	HARSTON, ARTHUR	15, Leadenhall Street, E.C.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
263	1871, Feb. 27	HART, WILLIAM FREDERICK .	Lambeth Waterworks, Brixton Hill, S.W.
2780	1895, Mar. 18	HARTLEY, HENRY	Bristowe Chambers, 8, Harrington Street, Liverpool
1512	1888, Dec. 10	HARVEY, FREDERICK HENRY .	Clapham Junction House, S.W.
2806	1895, Sept. 2	HARVEY, JAMES GEO. MOREWOOD	Northern Bank Buildings, Londonderry.
528	A. '78, Dec. 9 F. '90, Jan. 6	HARVEY, JOHN JAMES SAYER .	80, Castle Street, Canterbury, Kent.
1551	A. '89, Jan. 14 F. '91, Oct. 15	HASKINS, WILLIAM ALBION . .	7A, Whitehall Yard, S.W.
312	1873, May 19	HASLAM, DRYLAND	Friar Street Chambers, Reading, Berks.
1672	A. '89, Dec. 9 F. '93, Aug. 9	*HASLAM, DRYLAND, JUN. . .	Friar Street Chambers, Reading, Berks.
962	A. '88, May 25 F. '89, Apr. 1	*HASLUCK, LANCELOT GERALD .	Green Hill Park, New Barnet, Herts.
1607	1889, Mar. 18	HAUGHTON, WILLIAM HOGHTON .	Highlands, Great Barford, St. Neots.
2268	1891, Nov. 4	HAWKER, HARRY EDWIN . . .	St. Peter's Chambers, Bournemouth.
1472	1888, Mar. 19	HAWKINS, CHARLES	Downham Market, Norfolk.
1608	1889, Mar. 18	HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
2269	1891, Nov. 4	HAYNES, HENRY	Estate Office, Clifton, Nottingham.
1513	1888, Dec. 10	HAYTON, JOSEPH WILLIAM . .	9, Bank Street, Carlisle.
2076	1891, May 23	HAYTON, PATTINSON	9, Bank Street, Carlisle.
1968	A. '91, Jan. 17 F. '94, Apr. 2	*HAYWARD, FREDERICK GEORGE .	Market Square, Dover, Kent.
644	1881, Dec. 19	HAYWARD, HENRY	Dover, Kent.
1253	1885, Feb. 23	HAYWOOD, HENRY	9, West Street, Hereford.
1254	1885, Feb. 23	HAYWOOD, WILLIAM MATTHEWS.	9, West Street, Hereford.
1673	A. '89, Dec. 9 F. '91, May 25	*HEAD, JOHN GEORGE . . .	7, Upper Baker Street, N.W.
883	1882, Dec. 1	HEARD, HERBERT	Shepton Mallet, Somerset.
2807	1895, Sept. 2	HEARN, CHARLES RICHARD . .	Armaghroe House, Caledon, Co. Tyrone.
2270	1891, Nov. 4	HEATH, HENRY	34, Finsbury Pavement, E.C.
692	1882, Jan. 16	HEATON, GEORGE HERBERT .	Endon, near Stoke-upon-Trent, Staffordshire.
617	1881, Apr. 4	HEBBLETHWAITE, LOUIS . .	Conservancy Buildings and Anlaby Road, Hull
1848	1890, Nov. 22	HEBDITCH, WILLIAM BENJAMIN	Stratton, South Petherton, Ilminster, Somerset
1327	1886, Dec. 6	HEDLEY, JOHN HUNT . . .	55, John Street, Sunderland.
1088	1884, Feb. 11	HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
1740	1890, Feb. 24	HEELIS, WILLIAM	26, Budge Row, E.C.
821	A. '82, Nov. 13 F. '90, Jan. 6	HENDERSON, HENRY ARTHUR .	70, Finsbury Pavement, E.C.
1328	1886, Dec. 6	HENDRIKS, HENRY	43, Waterloo Street, Birmingham, and 9, Craig's Court, Charing Cross, S.W.
1378	1887, Mar. 7	HEPPER, JOHN	East Parade, Leeds.
1219	1884, Dec. 8	HERBERT, ALLAN	The Market Place, Andover, Hants.
3039	1896, June 2	*HEPN, SAMUEL	94, St. Mary Street, Cardiff.
991	1883, Dec. 17	HERON, WILLIAM CHARLES . .	Uxbridge, Middlesex.
1575	1889, Feb. 11	HERRING, WILLIAM ARTHUR WARWICK	28, Upper Berkeley Street, Portman Square, W.
1435	1888, Jan. 9	HESKETT, WILLIAM JAMES. .	24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2679	A. '94, Oct. 30 / F. '95, Dec. 9	*Heward, Ernest James	52, Wickham Road, Brockley, S.E.
2808	1895, Sept. 2	Hewson, George Rawdon Maurice	Dromahair, Co. Leitrim.
1715	1890, Feb. 10	Hickman, Thomas	Leaton, near Shrewsbury.
2077	1891, May 23	Hickson, Stephen Westby	Telephone Buildings, 31, Queen Victoria Street, E.C.
1065	1884, Jan. 28	Higgins, Frederic	Alford, Lincolnshire.
1674	A. '89, Dec. 9 / F. '91, May 25	*Higgins, George	12, Finchley Road, St. John's Wood, N.W.
2078	1891, May 23	Hill, Thomas Nelson	140, Bath Street, Glasgow.
1311	1886, Mar. 22	Hill, William Burrough	62, Above Bar, Southampton, Hants.
220	1870, Jan. 10	Hilliard, George Bridge	Writtle, Chelmsford, Essex.
1303	A. '86, Jan. 25 / F. '90, Mar. 24	Hilliard, George Edward	Chelmsford, Essex.
1388	1887, Apr. 18	Hilton, John	30, Budge Row, E.C., and 17, Montpelier Row, Blackheath.
2079	1891. May 23	Hincks, Henry Thorp	Glen Parva Manor, Blaby, Leicester.
2272	1891 Nov. 4	Hindle, John	24, Bank Street, Bradford.
2273	1891, Nov. 4	Hinds, Henry	57, Queen Street, Ramsgate.
671	A. '81, Dec. 19 / F. '83, Nov. 12	Hine, George Ernest	5, Waterloo Place, S.W.
900	1883, Feb. 26	Hine, George Thomas	35, Parliament Street, S.W., and Victoria Street, Nottingham.
70	1868, Jul. 18	Hippisley, Edwin	12, Chamberlain Street, Wells, Somerset.
1782	1890, Apr. 14	Hippisley, Edwin Maggs	12, Chamberlain Street, Wells, Somerset.
1783	1890, Apr. 14	Hippisley, William John	12, Chamberlain Street, Wells, Somerset.
815	1882, May 22	Hitchcox, William	Victoria Chambers, Newport, Monmouthshire.
1769	1890, Mar. 24	Hobbs, John	Guinea Hall, Sellinge, near Hythe, Kent.
518	1878, Dec. 9	Hobgen, Francis Neale	East Street, Chichester.
2080	1891, May 23	Hobgen, Thomas Cecil	East Street, Chichester.
888	1883, Feb. 12	Hobson, Frederick William	79, Coleman Street, E.C.
2008	1891, Mar. 14	Hobson, Harry	Swinefleet, near Goole, Yorkshire.
1552	A. '89, Jan. 14 / F. '89, Nov. 25	*Hodge, Leonard Percival	6, South Side, Clapham Common, S.W.
2274	1891, Nov. 4	Hodgson, Arthur Marriott	4, Albion Place, Southampton.
519	1878, Dec. 9	Hodson, George, M.I.C.E.	Loughborough, and Abbey Buildings, Princes Street, Westminster, S.W.
2810	1895, Sept. 3	Hodson, Gilbert Neville	Hollybrooke, Bray, Co. Wicklow.
2809	1895, Sept. 2	Hodson, Richard Edmond	Coolfadda House, Bandon, Co. Cork.
2275	1891, Nov. 4	Hodson, William	7, Finsbury Square, E.C.
2081	1891, May 23	Hoggarth, Arthur	Kendal, Westmoreland.
2082	1891, May 23	Hoggarth, Edwin	69, Highgate, Kendal, Westmoreland.
793	1882, Apr. 24	Holbeche, Robert Neville	21, Bennett's Hill, Birmingham.
2083	1891, May 23	Holcombe, James John	The Fawns, Ermington, Devon.
357	1874, Nov. 16	Holden, John, F.R.I.B.A.	64, Cross Street, Manchester.
2276	1891, Nov. 4	Holdsworth, Frederick Henry	91, Billiter Buildings, Billiter Street, E.C.
1155	1884, May 5	Holiday, Frederick Dean	Bicester, Oxfordshire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
893	A. '83, Feb. 12 / F. '89, Nov. 11	HOLLAND, THOMAS JAMES, JUN.	1, Pembroke Cottages, Edwardes Square, ... sington. W.
2277	1891, Nov. 4	HOLLINGSWORTH, ARTHUR AUGUSTUS	Bishop's House, 1, Bishopsgate Street With... E.C.
2278	1891, Nov. 4	HOLLOWAY, HARRY HOWNAM .	Market Harborough.
1770	1890, Mar. 24	HOLLOWAY, THOMAS . . .	Chippenham, Wilts.
2279	1891, Nov. 4	HOLMAN, GEORGE EDWARD . .	109, Bow Road, E.
1272	1885, Nov. 9	HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
2009	1891, Mar. 14	HOLMES, MONTAGU	33, Paternoster Row, E.C.
2811	1895, Sept. 2	HOLMES, WILLIAM EDEN . .	47, Dawson Street, Dublin.
2280	1891, Nov. 4	HOLT, GEORGE HY., A.M.I.C.E.	10, Richmond Terrace, Blackburn,
2281	1891, Nov. 4	HOMAN, FRANKLIN GEORGE . .	147, Eastgate, Rochester, Kent.
1741	1890, Feb. 24	HONEYBALL, FRED THOMAS. .	Deal, Kent.
2084	1891, May 23	HOOD, HON. VICTOR ALBERT NELSON.	12, Wimpole Street, W.
3040	1896, June 2	*HOOD, WALTER RICHARD . .	318, Commercial Road, E.
1446	A. '88, Jan. 23 / F. '96, Jan. 6	*HOOPER, CECIL HENRY . . .	Highlands, Swanley, Kent.
1097	A. '84, Feb. 11 / F. '89, Jan. 28	HOPE, WILLIAM ELLIOTT . .	7, East India Avenue, Leadenhall Street, E.C.
1644	1889, Dec. 9	HOPKINS, ALFRED JAMES . .	37, Mortimer Street, Cavendish Square, W.
2282	1891. Nov. 4	HOPKINSON, ALFRED, A.M.I.C.E.	15, Agar Street, Bury, Lancashire.
2010	1891, Mar. 14	HORNE, EDMUND.	High Street, Hounslow, Middlesex.
794	1882, Apr. 24	*HORNE, WILLIAM EDGAR . .	85, Gresham Street, E.C., and 17, Great Geo... Street, S.W.
1890	1887, May 9	HORNOR, CHARLES JARED . .	32, Prince of Wales' Road, Norwich.
1891	1887, May 9	HORNOR, FRANCIS	Queen Street, Norwich.
1826	1890, May 29	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.
174	1869, Feb. 22	HORSFALL, RICHARD . . . . (*Member of Council*)	Post Office Buildings, George Street, Halif... Yorkshire.
1761	1891, Mar. 10	HORSFALL, RICHARD EDGAR .	Post Office Buildings, George Street, Halifax.
2283	1891, Nov. 4	HORSFIELD, J. NIXON . . .	2, Penrhyn Road, Kingston-on-Thames.
2812	1985, Sept. 2	HOSFORD, EDWARD HENRY POE.	76, George Street, Limerick.
2284	1891, Nov. 4	HOUGHTON, FREDERICK . . .	3, Union Court, Old Broad Street, E.C.
2285	1891, Nov. 4	HOUGHTON, JOHN POUNDS . .	26, The Avenue, Kew, and Richmond.
1940	1891, Jan. 17	HOUGHTON, WILLIAM . . .	58, Old Broad Street, E.C.
1587	1889, Feb. 25	HOVENDEN, HENRY EDWARD .	30, Bishopsgate Street Without, E.C.
2085	1891, May 23	HOWARD, HARRY	17, Clifton Road, Littlehampton.
171	A. '69, Feb. 8 / F. '83, Mar. 12	HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
936	1883, Apr. 30	HUDSON, ARTHUR BYRNE . .	17. Godliman Street, E.C.
2086	1891, May 23	HUDSON, EDW. WM., A.R.I.B.A.	76, Fellows Road, N.W., and Hove, Sussex.
1118	1884, Mar. 10	HUDSON, JAMES	Penrith, Cumberland.
1609	1889, Mar. 18	HUGMAN, CHARLES EADY . .	9, Craig's Court, Charing Cross, S.W.
776	1882, Mar. 13	HULL, CHARLES	Euston Station, London, N.W.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
175	1869, Feb. 22	HUMPHREYS, CHARLES . . .	56, Leadenhall Street, E.C.
2816	1895, Sept. 2	HUMPHREYS, DANIEL PEARD .	80, South Mall, Cork.
627	1881, Dec. 5	HUMPHREYS, HENRY . . .	Woodhouse, Loughborough, Leicestershire.
2087	1891, May 23	HUMPHREYS, JOHN HENRY . .	Woodhouse, Loughborough, Leicestershire.
2088	1891, May 23	HUNT, FREDERICK COPE . .	13, Victoria Street, Westminster, S.W.
2287	1891, Nov. 4	HUNT, FRED WM. H., F.R.I.B.A.	30, York Place, Portman Square, W.
353	1874, May 11	HUNT, HENRY ARTHUR . . .	45, Parliament Street, S.W.
181	1869, Mar. 8	HUNT, JOSIAH	6, Queen Anne's Gate, S.W.
2089	1891, May 23	HUNT, THOMAS	Baldock Street, Ware, Herts.
2813	1895, Sept. 2	HUNT, WILLIAM LEWIS . . .	83, George Street, Limerick.
2817	1895, Sept. 2	HUNT, WILLIAM POWER . .	64, George Street, Limerick.
1941	1891, Jan. 17	HUNTER, CECIL	5, St. Leonard's Terrace, Chelsea, S.W.
2288	1891, Nov. 4	HURRELL, JOHN WEYMOUT .	25, Brazennose Street, Manchester.
1016	A. '88, Dec. 19 F. '91, Jan. 5	HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
326	1874, Jan. 19	HUSKINSON, WILLIAM LAMBE .	The Manor House, Epperstone, Nottingham.
2815	1895, Sept. 2	HUSSEY, MAURICE F. G. . .	Loughglynn House, Castlerea.
2814	1895, Sept. 2	HUSSEY, SAMUEL MURRAY . .	Edenburn, Gortalea, Co. Kerry.
220	1884, Dec. 8	HUSSEY, FRANK TOOZE . . .	The Grove, Cheddon Fitzpaine, Taunton, Somerset.
1182	A. '84, May 19 F. '89, Dec. 9	HUSSEY, ROBERT.	Eastfields, near Lichfield.
2818	1895, Sept. 2	HUTCHINS, SAMUEL NEWBURGH	Ardnagashel, Bantry, Co. Cork.
1477	1888, Apr. 16	HUXLEY, WALTER FREEMAN .	29, John Street, Bedford Row, W.C.
563	1880, Jan. 19	I'ANSON, EDWARD BLAKEWAY, F.R.I.B.A.	7A, Laurence Pountney Hill, E.C.
1137	1884, Apr. 21	INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
851	A. '82, Dec. 18 F. '91, Aug. 4	INGRAM, HENRY LAW . . .	16, Whitehall Place, S.W.
305	A. '73, Feb. 10 F. '82, Jan. 16	INGRAM, WALTER FIELDE . .	2, St. Andrew's Place, Lewes, and 17, Preston Street, Brighton, Sussex.
634	1882, Dec. 18	INMAN, MARSHALL NISBET . .	7, Bedford Row, W.C.
2290	1891, Nov. 4	INMAN, WILLIAM NUTTER . .	126, Maida Vale, W.
635	1882, Dec. 18	INNOCENT, CHAS. J., F.R.I.B.A.	Sheffield.
2291	1891, Nov. 4	IRELAND, EDWIN BENJAMIN .	Guestwick, East Dereham, Norfolk.
2819	1895, Sept. 2	IRVINE, HY., LIEUT.-COL. . .	Omagh.
1942	1891, Jan. 17	JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
570	1880, Feb. 16	JACKSON, CHARLES	23, Brazennose Street, Manchester.
2292	1891, Nov. 4	JACKSON, FREDERICK WILLIAM .	6, Cambridge Gardens, Bulwer Road, Leytonstone.
1943	1891, Jan. 17	JACKSON, SAMUEL	Tanfield Chambers, Bradford.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1404	1887, Dec. 19	JACKSON, WILLIAM TRESS . .	117, High Street, Sittingbourne.
2293	1891, Nov. 4	JAMES, CHRISTIAN HUGH . .	Rudchester, Wylam-on-Tyne.
2820	1895, Sept. 2	JAMESON, ROBT. WILLIAM . .	Estates Office, Foynes, Co. Limerick.
1302	1886, Jan. 25	JEANS, MARK.	Marlborough, Wilts.
2588	A. '93, Oct. 4 / F. '95, Nov. 25	*JEFFREE, SYDNEY	Howard Lodge, Atkins Road, Clapham Park, S.
2294	1891, Nov. 4	JENKINS, OSWALD	57, Colmore Row, Birmingham.
2589	A. '93, Oct. 4 / F. '95, Nov. 25	*JENKINSON, JOHN	13, Downe Terrace, Richmond, Surrey.
736	1882, Feb. 13	JENKINSON, WILLIAM WILBERFORCE	6, Moorgate Street, E.C.
2018	1891, Mar. 14	JENNINGS, WILLIAM JOSEPH .	4, St. Margaret's Street, Canterbury, Kent.
992	1883, Dec. 17	JEUDWINE, WILLIAM WYNNE .	Chesterfield.
963	A. '88, May 25 / F. '85, Jan. 26	*JOHNSON, HENRY	35, Coleman Street, E.C.
2821	1895, Sept. 2	JOHNSON, JOCELYN OTWAY . .	Kilganon, Enniskerry.
1420	A. '87, Dec. 19 / F. '94, May 28	*JOHNSTON, WALTER HENRY. .	County Offices, Auditors' Department, Pre Lanc.
2822	1895, Sept. 2	JOHNSTONE, JOHN BRETT . .	Ballycastle, Co. Antrim.
2296	1891, Nov. 4	JOLLY, JOHN HAWKINS . . .	27, East Mount Road, York.
1463	A. '88, Feb. 20 / F. '91, May 25	*JONAS, HARRY MARSHALL . .	27, Market Place, Cambridge.
195	A. '69, Apr. 5 / F. '78, Feb. 25	JONAS, HENRY	4, Whitehall, S.W.
95	1868, Jul. 27	JONAS, JOHN CARTER . . .	27, Market Place, Cambridge.
1265	1885, Apr. 20	JONES, CHARLES, M.I.C.E. . .	Normanhurst, Ealing.
777	1882, Mar. 13	JONES, CHARLES FREDERICK .	Eldon Chambers, 30, Fleet Street, E.C.
1703	1890, Jan. 27	JONES, FRANCIS WILLIAM . .	Ascott, near Wallingford, Berks.
1619	A. '89, Apr. 1 / F. '91, Dec. 7	*JONES, FREDERICK HERBERT .	25, Parliament Street, S.W., and 35, The Bro way, Ealing, W.
964	A. '83, May 25 / F. '86, Dec. 6	*†JONES, HENRY ARTHUR . .	11, Wellington Street, Strand, W.C.
1849	1890, Nov. 22	JONES, ISAAC M., A.M.I.C.E. .	The Town Hall, Chester.
646	1881, Dec. 19	JONES, JAMES WILLIAM . . .	54, Caledonian Road, Leeds.
678	A. '81, Dec. 19 / F. '91, May 25	JONES, THOMAS	15, Great George Street, S.W.
1349	1887, Jan. 10	JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, North Wales.
2013	1891, Mar. 14	JONES, WILLIAM EDWARD . .	Anglesey Estate Office, Graig, Llanfair, Anglesey.
2297	1891, Nov. 4	JOPLING, JOSEPH	Temple Chambers, Temple Avenue, E.C.
2298	1891, Nov. 4	JOSELAND, CHARLES	Bank Buildings, Kidderminster.
1467	1888, Mar. 5	JOSEPH, DELISSA, F.R.I.B.A. .	17 and 18, Basinghall Street, E.C.
1106	1884, Feb. 25	JOYCE, JOHN HALL	Blackfordby, near Burton-on-Trent.
2014	1891, Mar. 14	JOYNT, GEORGE LAWRENCE . .	Ballina, Co. Mayo, Ireland.
993	1883, Dec. 17	JURD, WILLIAM	10, Oxford Street, Southampton.
412	A. '75, Dec. 11 / F. '87, Mar. 23	KAYE, JOHN EDWARD . . .	Bretton Lodge, Wakefield, Yorkshire.
3010	1896, Jan. 21	KEANE, MARCUS	Beech Park, Ennis, Co. Clare.

† Special Sanitary Science Certificate.

FELLOWS.

ip. o.	Date of Election and of Transfer.		
190	1884, May 26	KEDGLEY, CHARLES	Hibernia Chambers, London Bridge, S.E.
180	1880, Nov. 8	KEIRLE, ROBERT, F.R.I.B.A. .	Suffolk House, Laurence Pountney Hill, E.C.
123	1895, Sept. 2	KELLY, RICHARD HENRY . .	21, The Mall, Waterford.
104	A. '90, Nov. 22 / F. '92, July 4	*KEMP-SMITH, JAMES FRED. .	Orsett, Essex.
175	1883, Nov. 12	KEMSLEY, JOSEPH WILLIAM . .	Woodford Green, and Corn Exchange, Romford, Essex.
116	1890, Feb. 10	KENNEDY, JAMES.	31, Great James Street, Bedford Row, W.C.
191	1884, May 26	KENT, GEORGE EDWARD . .	"Normanhurst," Cavendish Road, Southsea, Hants.
199	1891, Nov. 4	KENWRICK, GEORGE	83, Colmore Row, Birmingham.
100	1891, Nov. 4	KERL, WILLIAM JAMES . . .	49, Copers Cope Road, Beckenham, Kent.
114	1889, Apr. 1	KERSEY, ALEX. H., F.R.I.B.A. .	21, Finsbury Pavement. E.C.
150	1890, Nov. 22	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
124	1895, Sept. 2	KINCAID, JAMES STEWART . .	7, Leinster Street, Dublin.
125	1895, Sept. 2	KINCAID, JOSEPH WESTBY . .	7, Leinster Street, Dublin.
125	A. '84, Mar. 10 / F. '88, Dec. 10	*KING, ALFRED	7, St. James's Street, S.W.
178	1883, Jan. 29	KING, FRANK HULME . . .	Horsham, Sussex.
192	1884, May 26	KING, HENRY	Stourbridge, Worcestershire.
101	1891, Nov. 4	KING, JOHN BUSBY	Albert Park, Abingdon, Berks.
193	1884, May 26	KING, THOMAS	Pembroke House, Portsmouth, Hants.
191	1869, Mar. 22	KING, SIR WILLIAM DAVID, D.L.	Stratford Lodge, Southsea, Hants.
108	1882, May 8	KINGSTON, SAMUEL	Spalding, Lincoln.
112	1888, Nov. 26	KIRBY, EDMUND, F.R.I.B.A. .	5, Cook Street, Liverpool.
103	1891, Nov. 4	KITTOW, JOHN	West Holm, Launceston.
137	1892, Feb. 26	KNIGHT, EDGAR WALSH. . .	29, John Street, Bedford Row, W.C.
126	1895, Sept. 2	KNIGHT, MAURICE CHARLES .	Lansdowne, Bray.
153	A. '82, Dec. 18 / F. '89, Dec. 9	KNOWLES, HENRY	Linden Grove, The Spa, Gloucester.
127	1895, Sept. 2	KNOX, ALBERT FREDERIC . .	Estate Office, Ballina.
130	1895, Sept. 2	KNOX, ALBERT HENRY . . .	Estate Office. Ballina.
128	1895, Sept. 2	KNOX, EDWARD ERNEST . . .	8, Milward Terrace, Bray.
129	1895, Sept. 2	KNOX, ERNEST HENRY . . .	Rahins, Ballina.
104	1891, Nov. 4	KOCH, JOHN GODFREY . . .	Kuala, Kangsar, Perak. Straits Settlements, and 11, Palace Road, Upper Norwood, S.E.
131	1895, Sept. 2	KOUGH, THOMAS	Estate Office, Kilkenny.
105	1891, Nov. 4	LACEY, JOHN TURK	10, Buckingham Street, Strand, W.C.
106	1891, Nov. 4	LAING, JOHN	20, Bridge Street, Glasgow.
153	A. '89, Jan. 14 / F. '91, Dec 7	*LAMBERT, GODFREY CHARLES .	27, Chancery Lane, W.C.
17	1868, Aug. 3	LAMBERT, WILLIAM	Sunny Bank, South Norwood, S.E.
107	1891, Nov. 4	LAMMIE, GEORGE	138, Hope Street, Glasgow.
18	1887, Dec. 5	LANCASTER, CHARLES HOLLAND	Union Offices, Brougham Terrace, West Derby Road, Liverpool.

FELLOWS.

Dip. No.	Date of Election and of Transfer.		
446	1876, Apr. 24	LANE, CECIL NEWTON	Whiston Hall, Shifnal, Salop.
2090	1891, May 23	LANE, ERNEST LACAN	92, Old Christchurch Road, Bournemouth.
1688	1890, Jan. 6	LANG, CHARLES AUGUSTUS	3, King Street, Cheapside, E.C.
762	1882, Feb. 27	LANGRIDGE, GEORGE. (*Member of Council*)	The Broadway, Tunbridge Wells, Kent.
1645	1889, Dec. 9	LARMUTH, GEORGE HORATIO	Wilton Chambers, 10, St. Ann's Square, chester.
2015	1891, Mar. 14	LATTER, HUGH ROBINSON	The Town Hall, Bromley, Kent.
145	1868, Nov. 9	LAURANCE, JOHN	Sexton Barns, Peterboro'.
1089	1884, Feb. 11	LAW, EDMUND, F.R.I.B.A.	St. Giles' Square, Northampton.
1717	1890, Feb. 10	LAWFORD, WILLIAM ROBINSON	Underhill, Oswestry.
2091	1891, May 23	LAWRANCE, WALTER	8, Delahay Street, S.W.
1944	1891, Jan. 17	LAWRENCE, ARTHUR	Great Marlow, Bucks.
2308	1891, Nov. 4	LAWRENCE, PETER	50, Frederick Street, Edinburgh.
1019	A. '83, Dec. 17 / F. '89, Nov. 11	LAWRENCE, WILLIAM ROBERT	57 & 58, Chancery Lane, W.C.
513	1878, Nov. 11	LEANE, GEORGE HENRY	21, Queen Anne's Gate, S.W.
1970	A. '91, Jan. 17 / F. '95, Mar. 4	*LEANING, HENRY JOHN	28, John Street, Bedford Row, W.C.
1461	1888, Feb. 20	LEANING, JOHN	28, John Street, Bedford Row, W.C.
2690	A. '94, Oct. 30 / F. '95, Nov. 25	*LEANING, WILLIAM ARTHUR	90, Grove Lane, Denmark Hill, S.E.
2645	1894, Oct. 30	*LEATHER, GEORGE HERBERT	Central Bank Chambers, Leeds.
60	A. '68, July 6 / F. '82, May 8	LEE, CHARLES WILLIAMS	63, Lincoln's Inn Fields, W.C.
332	1874, Feb. 2	LEE, FREDERICK	6, Great College Street, S.W.
1354	A. '87, Jan. 10 / F. '93, Nov. 13	*LEE, JOHN WILFRID	Vestry Hall, Hampstead, N.W.
1610	1889, Mar. 18	LEE, PHILIP SHIRLING	35, Craven Street, W.C., and Oaklands, ford, Essex.
2092	1891, May 23	LEE, SYDNEY W., F.R.I.B.A.	63, Lincoln's Inn Fields, W.C.
1090	1884, Feb. 11	LEE, WILLIAM	143½, High Street, Guildford, Surrey.
2927	1895, Oct. 24	*LEEDER, ERNEST HOLTHAM	Craneleigh, Uplands, Swansea.
229	1870, Feb. 7	LEES, JOHN	Reigate, Surrey.
2016	1891, Mar. 14	LEGARD, DIGBY CHARLES	Highington Hall, Lincoln.
836	1882, Dec. 18	LEMON, J., M.I.C.E., F.R.I.B.A.	Southampton.
675	A. 81, Dec. 19 / F. '89, Mar. 18	LEONARD, HENRY HOLMES	202, Bishopsgate Street Without, E.C.
717	1882, Jan. 30	LEPPER, JOHN HARRAGE	10, Market Square, Bromley, Kent.
1156	1884, May 5	LE ROSSIGNOL, FRANCIS	1, Gresham Buildings, Basinghall Street, E
2832	1895, Sept. 2	L'ESTRANGE, CHRISTOPHER ARTHUR	Estates Office, Sligo.
1176	1884, May 19	LETHBRIDGE, WALTER	1, Leigham Villas, Plymouth.
1945	1891, Jan. 17	LETTS, THOMAS HOLLINS	185, Earl's Court Road, S.W.
2833	1895, Sept. 2	LEVINGE, GODFREY	Estate Office, Doneraile, Co. Cork.
647	1881, Dec. 19	LIGHTFOOT, FRANCIS LOWRY	53, Parliament Street, S.W.
901	1883, Feb. 26	LIGHTFOOT, HENRY LE BLANC	Corpus Christi College, Oxford.
1646	1889, Dec. 9	LINAKER, CHARLES EDWARD	Frodsham, Cheshire.

ip. fo.	*Date of Election and of Transfer.*	FELLOWS.	
05	1887, Dec. 19	LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
10	1891, Nov. 4	LITTLE, WILLIAM	Hutton Hall, Penrith.
37	1882, Feb. 13	LITTLE, WILLIAM CUTLACK	Stag's Holt, March, Cambridgeshire.
49	A. '83, May 21 F. '88, Apr. 16	LITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester, Oxon.
11	1891, Nov. 4	LITTLEWOOD, LIONEL	49, Doughty Street, W.C.
93	1891, May 23	LLEWELLIN, DAVID MORGAN	Glanwern Offices, Pontypool.
34	1895, Sept. 2	LLOYD, AVERELL	Tamnamore, Moy, Co. Tyrone.
88	1892, Feb. 26	LLOYD, G. HAMILTON, A.M.I.C.E.	7, St. Mildred's Court, Poultry, E.C.
48	1881, Dec. 19	LOCK, WILLIAM HENRY	Instow, North Devon.
94	1891, May 23	LOCKYER, GILBERT EDWARD	12, Southampton Street, Fitzroy Square, W.
18	1891, Nov. 4	LOFTHOUSE, ROGER	62, Albert Road, Middlesbrough-on-Tees.
35	1895, Sept. 2	LOFTIE, HENRY P.	Dromiskin House, Castlebellingham.
98	1875, Mar. 15	LOFTS, HENRY	130, Mount Street, Grosvenor Square, W.
34	A. '84, May 5 F. '91, June 29	LOFTS, HENRY FAIRLAM	130, Mount Street, W.
62	A. '91, Nov. 1 F. '95, July 8	*LONGSDON, ERNEST MOREWOOD	Town Hall, Bakewell.
38	1884, Apr. 21	LOOKER, JOHN	High Street, Huntingdon.
14	1891, Nov. 4	LORING, JOHN	The Cottage, Doddington, Nantwich, Cheshire.
96	1887, Nov. 14	LOVEGROVE, HENRY, A.R.I.B.A.	Eboracum, Herne Hill, S.E., and 314, Old Street, E.C.
14	1890, May 29	LOVEYS, ARTHUR CLAMPITT.	Moretonhampstead, Devon.
26	A. '84, Mar. 10 F. '91, Feb. 16	LOW, ROBERT JOHN	49, Finsbury Pavement, and St. Alban's, Herts.
88	1882, Feb. 13	LOWE, CHARLES HARLOWE	Hampstead Vestry Hall, Haverstock Hill, N.W.
48	1889, Dec. 9	LUCAS, WILLIAM EDWARD	Bexley, Kent.
42	1890, Feb. 24	LUDLOW, WALTER ROBERT	Dorridge, Knowle, Warwick, and 18, New Street, Birmingham.
95	1891, May 23	LYNAM, CHARLES, F.R.I.B.A.	Stoke-on-Trent.
17	A. '83, Apr. 2 F. '89, Nov. 11	LYSTER, THOMAS RICE SOMERVILLE	Bedford Office, Thorney, Peterborough.
13	1890, Feb. 24	LYWOOD, EDWIN	Norman Court, Clatford, Andover, Hants.
15	1891, Nov. 4	MACCALLUM, ALEXANDER DUNCAN	63 & 64, New Broad Street, E.C.
93	A. '94, Oct. 30 F. '95, Oct. 1	*MCCARTHY, HENRY ROBERT	School Board Offices, Victoria Embankment, W.C.
32	1896, June 2	M'CLINTOCK, ARTHUR	Downshire Office, Hillsborough, Co. Down.
36	1895, Sept. 2	MCCLINTOCK, CHARLES EDWARD, LIEUT.-COL.	Glendaragh, Crumlin, Co. Antrim.
22	1891, Nov. 4	MCCRACKEN, WILLIAM	Englesea House, Crewe.
37	1895, Sept. 2	MCCULLAGH, JAMES W.	Glasslough, Co. Monaghan.
38	1895, Sept. 2	MCDONALD, ALLAN	Glenarm, Co. Antrim.
06	1891, May 23	MACDOUGALL, ROBERT	67, Renfield Street, Glasgow.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2823	1891, Nov. 4	McIntyre, Peter	Gwydyr Ucha, Llanrwst, North Wales.
1615	1889, Apr. 1	MacIver, Colin	23, Bold Street, Warrington.
2324	1891, Nov. 4	McKie, Hugh U., M.I.C.E. .	11, Victoria Street, S.W.
1622	1889, Apr. 29	McLean, Donald	Dunrobin Estate Office, Golspie, Sutherlandsh
2928	1895, Oct. 24	*MacNicoll, Douglas Henry .	Rhewl Lodge, Mostyn, Flintshire.
2317	1891, Nov. 4	‡Madge, John.	Hope End Estate Office, Ledbury, Herefordsh
3012	1896, Jan. 21	Mahon, George Gilbert . .	The Rent Office, Ahascragh, Co. Galway.
2318	1891, Nov. 4	Mallett, William Robert .	35, Great St. Helen's, E.C.
161	1869, Jan. 25	Mann, Charles John . . .	29, Great George Street, S.W.
2319	1891, Nov. 4	Mann, Jabez, A.M.I.C.E. . .	Sevenoaks, Kent.
1784	1890, Apr. 14	Mann, James Bagshaw. . .	12, Lower Grosvenor Place, S.W.
1551	A. '89, Jan. 14 F. '93, Feb. 6	*Mann, Robert Bagshaw . .	29, Great George Street, S.W.
1946	1891, Jan. 17	Manners, Henry Alfred . .	Buckminster Park, near Grantham.
1616	1889, Apr. 1	Margereson, Charles Frederic	New Square, Chesterfield.
1362	1887, Jan. 24	Margetts, John William . .	12, High Street, Warwick.
1947	1891, Jan. 17	Marks, Hyman	19, Ludgate Hill, E.C.
2839	1895, Sept. 2	Marmion, Thomas Henry . .	Estates Office, Cappoquin.
192	1869, Mar. 22	Marr, James	8, Adam Street, Adelphi, W.C.
470	A. '77, Jan. 15 F. '89, Dec. 9	Marriott, George Wharton .	35, Brompton Crescent, S.W.
626	A. '81, Nov. 14 F. '84, Nov. 24	Marshall, Lionel Hasler .	Chippenham, Wilts.
1785	1890, Apr. 14	Marshall, Peter	3, Hartshead, Sheffield.
2097	1891, May 23	Marson, Thomas	Higham, Hinckley, and Leicester.
976	1883, Nov. 12	Martin, George Dennis . .	124-127, Mansion House Chambers, E.C.
434	1876, Mar. 20	Martin, Gilson	Chatsworth, Chesterfield.
1555	A. '89, Jan. 14 F. '96, Jan. 6	*Martin, Heber Gambling. .	Littleport, Isle of Ely.
364	1875, Jan. 4	Martin, Howard . . . . (*Member of Council*)	27, Chancery Lane, W.C., and Bolney Grai Havelock Road, Croydon.
649	1889, Dec. 9	Martin, Robert Frewen . .	Mountsorrel, Loughborough.
1533	A. '88, Dec. 10 F. '92, July 4	*‡Martin, Thomas	Hampden House, N.W.
704	A. '82, Jan. 16 F. '84, Jan. 28	Martin, Walter	Wainfleet, Lincolnshire.
1589	1889, Feb. 25	Marvin, Albert Edward . .	Mare Hill, Carisbrooke, Isle of Wight.
1598	1889, Mar. [4	Mason, Charles.	Westgate, Louth, Lincolnshire.
1091	1884, Feb. 11	Mason, William Arthur . .	31A, Colmore Row, Birmingham.
1288	A. '85, Dec. 7 F. '88, Nov. 12	*Massie, Frank, A.M.I.C.E. .	Tetley House, Kirkgate, Wakefield.
696	1882, Jan. 16	Masterman, George Hughes .	35, Coleman Street, E.C.
994	1883, Dec. 17	Mathews, George Spencer .	15, Waterloo Street, Birmingham
995	1883, Dec. 17	Mathews, Joseph D., F.R.I.B.A.	11, Dowgate Hill, E.C.
2596	A. '93, Oct. 4 F. '96, Apr. 13	*Mathews, Lewis Osler . .	15, Waterloo Street, Birmingham.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
39	1868, Jun. 15	MATHEWS, WILLIAM	21, Augustus Road, Edgbaston, Birmingham.
066	1884, Jan. 28	MATTHEWS, WILLIAM . .	8, Delahay Street, S.W.
340	1895, Sept. 2	MAUDE, ANTHONY FRITZ . .	Drumadreary, Irvinestown, Co. Fermanagh.
342	1895, Sept. 2	MAUDE, CHRISTOPHER HUGH .	Lenaghan, Enniskillen, Co. Fermanagh.
341	1895, Sept. 2	MAUDE, MAURICE CEELEY . .	Lenaghan, Enniskillen, Co. Fermanagh.
343	1895, Sept. 2	MAUNSELL, RICHARD EDWARD .	9, Ely Place, Dublin.
56	A. '87, Jan. 10 / F. '90, Jan. 6	*MAXWELL, FRANCIS WILLIAM .	41, Corporation Street, Manchester.
44	1895, Sept. 2	MAXWELL, HENRY PERCEVAL .	Old Bank House, Cahir, Co. Tipperary.
220	1891, Nov. 4	MAY, THOMAS HENRY . . .	12, George Street, Sheffield.
337	1882, Dec. 18	MAYNARD, EDWARD	10, Petersham Road, Richmond, Surrey.
348	1891, Jan. 17	MEADE, T. DE COURCY, M.I.C.E.	Kenmore, Didsbury, Manchester.
34	A. '92, Nov. 28 / F. '93, Aug. 9	*MELLENFIELD, JAMES HENRY .	45, Cazenove Road, Stoke Newington, N.
338	1891, May 23	MELLER, WILLIAM GALLOWAY .	22, Cooper Street, Manchester.
352	1879, Dec. 8	MELLERSH, ALFRED WILLIAM .	Godalming, Surrey.
349	1891, Jan. 17	MELLOR, THOMAS HENRY . .	1, Laurence Pountney Hill, E.C.
379	1887, Mar. 7	MENZIES, WILLIAM	Surbiton House, Englefield Green, Surrey.
72	A. '91, Jan. 17 / F. '94, Dec. 10	*MERRY, ARTHUR WALKER .	Bridge Street, Leighton Buzzard.
309	1891, May 23	MERRY, THOMAS	2, Guildhall Road, Northampton.
346	1894, Oct. 30	*MESSENGER, HENRY. . . .	77, Chancery Lane, W.C.
314	1882, Feb. 27	MESSENGER, WILLIAM HARRY .	Town Hall Chambers, Guildford, Surrey.
313	1884, Dec. 8	*‡MICHELMORE, ALFRED . .	Berry Pomeroy Estate Office, Totnes, Devon.
33	1888, Nov. 12	MIDDLETON, REGINALD EMPSON	17, Victoria Street, S.W.
35	1891, Nov. 4	MIGOTTI, ALPHONZO, A.R.I.B.A.	4, St. George's Mansions, Red Lion Square, W.C.
38	1889, Jan. 28	MILES, WILLIAM FREDERICK .	37, Friar Lane, Leicester.
37	1882, Jan. 16	MILLAR, CHARLES WILLIAM . .	14, Grafton Street, W.
36	1891, Nov. 4	MILLAR, WILLIAM GALT . .	10, High Street, Reading.
37	1891, Nov. 4	MILLARD, EDWARD	47, Finsbury Circus, E.C.
27	1884, May 19	MILLS, SAMUEL MEALING . .	Orford Hill, Norwich.
25	1885, Feb. 22	MILLS, WILLIAM EDWARD . .	49, Hamilton Square, Birkenhead.
28	1891, Nov. 4	MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
20	1891, Jan. 17	MILNES, ELI	99, Swan Arcade, Bradford.
17	1877, Feb. 12	MINTER, WILLIAM	81, Bondgate, Darlington.
13	A. '91, Nov. 4 / F. '92, Oct. 12	*MITCHELL, GEORGE SHARMAN .	Upper Adhurst, Petersfield, Hants.
12	A. '84, Dec. 8 / F. '90, Nov. 10	*MIXER, EDWARD	44, Charing Cross, S.W.
33	1890, Feb. 10	MONCKTON, HRY. P., F.R.I.B.A.	32, Walbrook, E.C.
30	1891, Nov. 4	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A. . .	Oratory Studios, 16, Fulham Road, S.W.
31	1891, Jan. 17	MONTAGU, HENRY HAVELOCK .	36, Coleman Street, E.C.
11	1890, Mar. 24	MOODY, THOMAS	20, Cockspur Street, S.W.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1576	1889, Feb. 11	MOORE, ALFRED	144, Mile End Road, E., and 7, Leadenhall Street, E.C.
2100	1891, May 23	MOORE, ALGERNON	Bridge Road, East Molesey, Surrey.
1165	A. '84, May 5; F. '88, May 14	*MOORE, HAROLD EDWARD	41, Bedford Row, W.C.
2331	1891, Nov. 4	MORGAN, BENJAMIN BRAUFORD	6, Bank Street, Norwich.
1772	1890, Mar. 24	MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts, and Bridlesmith Gate, Nottingham.
1443	1888, Jan. 23	MORRIS, EDWARD HENRY	Chirbury, Salop.
2101	1891, May 23	MORRIS, GEORGE FIELD	67 and 68, Cheapside, E.C.
2332	1891, Nov. 4	MORRIS, HAROLD GEORGE	67 and 68, Cheapside, E.C.
1119	1884, Mar. 10	MORRIS, HERBERT	Lewes, Sussex.
2538	A. '92, Nov. 28; F. '94, Oct. 10	*MORRIS, RICHARD PERCIVAL	44, Inderwick Road, Stroud Green, N.
1127	A. '84, Mar. 10; F. '91, Jan. 5	MOSS, THOMAS WALTER	7, Gray's Inn Place, Gray's Inn, W.C.
1895	A. '90, Nov. 22; F. '93, Apr. 10	*MOULD, GRAHAM HARLEY	25, Great James Street, Bedford Row, W.C.
965	A. '83, May 25; F. '91, Oct. 15	MOYES, JOHN HELENUS	26, Trinity Street, Cambridge.
2145	A. '91, May 23; F '92, May 30	*MÜLLER, JOHN J., A.R.I.B.A.	41, Archway Road, Highgate, N.
2017	1891, Mar. 14	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
2334	1891, Nov. 4	MUNDY, THOMAS E., A.R.I.B.A.	12, Buckingham Street, Adelphi, W.C.
2335	1891, Nov. 4	MUNRO, DANIEL	39, Hope Street, Glasgow.
765	1882, Feb. 27	MUNRO, PHILIP	2, St. Stephen's Chambers, New Baldwin Street, Bristol.
2845	1895, Sept. 2	MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon.
1406	1887, Dec. 19	MURRAY, GILBERT	Elvaston Estate Office, Derby.
1952	1891, Jan. 17	MURRAY, WILLIAM	School Board Offices, Victoria Embankment,
809	1882, May 8	MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
2336	1891, Nov. 4	MYRES, JOHN JAMES, A.M.I.C.E.	15, Chapel Street, Preston.
1591	1889, Feb. 25	NAPIER, HENRY BURROUGHES	Chippenham, Wilts.
164	A. '69, Jan. 25; F. '82, Mar. 13	NASH, ALFRED JAMES	Farnham, Surrey.
2018	1891, Mar. 14	NEALE, GEORGE JAMES	25, Motcomb Street, Belgrave Square, S.W.
531	1879, Feb. 3	NEAME, FREDERICK	Macknade, Faversham, Kent.
795	1882, Apr. 24	NEATE, ARTHUR WEBB	Albion House, Newbury, Berks, and Hungerford
1744	1890, Feb. 24	NETHERSOLE, WILLIAM	Deal, Kent.
1314	1886, May 3	NEVE, HERBERT	Hole Park, Rolvenden, Kent.
2337	1891, Nov. 4	NEVETT, FRANCIS WALTER	54, Claremont Terrace, Fulwood, Preston.
1650	1889, Dec. 9	NEVETT, THOMAS	41, Fishergate, Preston, Lancashire,
2489	1892, Feb. 26	NEVITT, GEORGE	Church Street, Rugeley.
2102	1891, May 23	NEW, EDW. VORLEY, A.R.I.B.A.	62, George Street, Portman Square, W.
1719	1890, Feb. 10	NEWILL, ROBERT HENRY	Lydbury North, Shropshire.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
276	1885, Dec. 7	NEWMAN, ARTHUR H., F.R.I.B.A.	19A, Tooley Street, London Bridge, S.E.
956	A. '82, Dec. 18 / F. '83, Nov. 11	NEWMAN, CHARLES HENRY . .	34, Savile Row, W.
289	1872, Dec. 9	NEWMAN, FRANCIS	Ryde, Isle of Wight.
1540	A. '92, Nov. 28 / F. '94, Oct. 10	*NEWMAN, SAMUEL FRANK . .	33 and 34, Savile Row, W.
1338	1891, Nov. 4	NEWMAN, THOMAS HARRY . .	Rayne, Essex.
566	A. '80, Jan. 19 / F. '86, Apl. 12	NEWMARCH, HENRY CHARLES .	61, Lincoln's Inn Fields, W.C.
2846	1895, Sept. 2	NEWPORT, GEORGE BELLINGHAM	Rockview, Inistioge, Co. Kilkenny.
1041	1884, Jan. 14	NEWSAM, SAMUEL WATERHOUSE	Rokeby, Worthing, Sussex.
739	1882, Feb. 13	NEWSON, HARRY CARSS . . .	57, Lincoln's Inn Fields, W.C.
1020	A. '83, Dec. 17 / F. '89, Nov. 11	NEWTON, THOMAS EDWIN . .	45, Jewry Street, Winchester.
1953	1891, Jan. 17	NICHOLSON, ANSELM	55, Parliament Street, S.W.
2339	1891, Nov. 4	NICHOLSON, THOS. C., F.R.I.B.A.	Blaydon-on-Tyne, and 24, Grainger Street West, Newcastle-on-Tyne.
2340	1891, Nov. 4	NICHOLSON, WILLIAM ABERNETHY	29, Queen Street, E.C.
2490	1892, Feb. 26	NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
401	1875, Apr. 26	NOCKOLDS, MARTIN	Saffron Walden, Essex.
1264	1885, Mar. 23	NOEL, BYRON BRUCE . . .	Ockham, Ripley, Surrey.
435	1876, Mar. 20	NORMAN, JAMES MAURICE . .	Uxbridge, Middlesex.
1720	1890, Feb. 10	NORMAN, WILLIAM HORACE . .	34, Great George Street, S.W.
502	A. '78, Feb. 11 / F. '90, Mar. 10	NORRIS, WALTER HENRY . .	60, Fore Street, Hertford.
85	1868, Jul. 20	NORTH, GEORGE	Palace Chambers, 9, Bridge Street, S.W.
958	1883, May 25	*NORTH, GEORGE FREDERIC . .	Stratfield Saye, Mortimer, Berks.
1569	1889, Jan. 28	NORTHCROFT, HENRY . . .	8, St. Martin's Place, Charing Cross, W.C.
2019	1891, Mar. 14	NORTON, THOMAS HERBERT .	16, Whitehall Place, S.W.
255	1871, Feb. 13	NOTLEY, RICHARD A. . . .	80, Cornhill, E.C.
698	1882, Jan. 16	NOTLEY, ROBERT PLEDGE, F.R.I.B.A.	35, Bucklersbury, E.C.
676	A. '81, Dec. 19 / F. '87, Feb. 7	NOTTAGE, WILLIAM GRIGGS .	High Street, Slough, and Windsor.
2847	1895, Sept. 2	NUNN, WILLIAM BOLTON . .	George Street, Wexford, and Castlebridge.
1763	1890, Mar. 10	NUTTALL, THOMAS	20, Market Street, Bury, Lancashire.
59	1868, Jul. 6	OAKLEY, CHRISTOPHER . . . *(Vice-President)*	10, Waterloo Place, S.W.
2465	A. '91, Nov. 4 / F. '94, Oct. 10	*OAKLEY, CHRISTOPHER PERCIVAL	10, Waterloo Place, S.W.
2020	1891, Mar. 14	OAKLEY, EDWARD BENJAMIN .	Dulverton, Parkstone, Dorset.
1875	A. '91, Jan. 17 / F. '92, Dec. 5	*OAKLEY, JOHN HUBERT . . .	10, Waterloo Place, S.W.
2848	1895, Sept. 2	O'CONNOR, MATTHEW WELD .	Beltrasna, Oldcastle, Co. Meath.
1976	A. '91, Jan. 17 / F. '94, Jan. 22	*OGDEN, MICHAEL GUY . . .	37, Walbrook, E.C.
1468	1888, Mar. 5	OLDROYD, LINLEY	5, Oxford Place, Leeds.

(3)

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2341	1891, Nov. 4	OLIPHANT, GEORGE A. J. . .	Chailey House, Norton St. Philip, near Ba
2342	1891, Nov. 4	OLIVER, CHARLES EDWARD . .	Oakfield, Shotley Bridge, Co. Durham.
1306	1886, Feb. 22	ORGILL, JOHN BERWICK . .	21, Hart Street, Bloomsbury Square, W.C.
2343	1891, Nov. 4	ORR, CECIL, A.R.I.B.A. . .	2, Prince's Mansions, Victoria Street, S.W.
2849	1895, Sept. 2	OSBORNE, CHARLES W. . . .	Rosnaree, Slane, Co. Meath.
1896	A. '90, Nov. 22 / F. '92, Nov. 14	*OSENTON, GEORGE, JUN. . .	Oxted, Surrey.
1851	1890, Nov. 22	OSMOND, EDWARD	Oakford, Upton Pyne, Devon.
2850	1895, Sept. 2	OWEN, ARTHUR JOHN . . .	Shanvaghey, Ballacolla, Queen's County.
1721	1890, Feb. 10	OWEN, HENRY	Dana Chambers, Shrewsbury.
2344	1891, Nov. 4	OWEN, RICHARD NEWSHAM . .	Haughton, Tarporley.
1098	A. 84, Feb. 11 / F. '90, Jan. 6	OWEN, THOMAS HENRY RULE .	High Street, Haverfordwest, Pembrokeshire
183	1869, Mar. 8	OWEN, THOMAS RULE . . .	High Street, Haverfordwest, Pembrokeshire
1628	1889, Nov. 11	OWEN, WILLIAM SCOTT. . .	Ceíngwifed, near Newtown, Montgomeryshi
2021	1891, Mar. 14	PAGE, GEORGE FREDERICK . .	Eagle Chambers, Kingston-on-Thames.
1042	1884. Jan. 14	PAGE, ROBERT, F.R.I.B.A. . .	9, Denman Street, London Bridge, S.E.
406	A. '75, Nov. 8 / F. '81, April 4	PAIN, COARD SQUAREY . . .	14, North John Street, Liverpool, and 65 toria Street, Westminster, S.W.
966	A. '83, May 25 / F. '94, Oct. 10	*PAIN, JAMES	St. Mary's Street, Ely, Cambridgeshire.
2345	1891, Nov. 4	PAIN, WILLIAM, F.R.I.B.A. . .	63, Lincoln's Inn Fields, W.C.
2346	1891, Nov. 4	PAINE, EDWARD JABEZ . . .	11, Great James Street, Bedford Row, W.C.
2347	1891, Nov. 4	PAISLEY, JOSEPH	Waresley, Sandy, Bedfordshire.
1535	A. '88, Dec. 10 / F. '92. Oct. 12	*PALAMOUNTAIN, JOSEPH WM. .	Cloverley Estate Office, Whitchurch, Salop.
2851	1895, Sept. 2	PALMER, CHARLES NUGENT. .	Rahan House, Edenderry.
1815	1890, May 29	PARK, PHILIP SAMUEL . . .	18, Winckley Street, Preston, Lancashire.
1315	1886, May 3	PARK, WILLIAM PHILIP. . .	18, Winckley Street, Preston, Lancashire.
1383	1887, Mar. 21	PARKER, CHARLES ALFRED .	21, Finsbury Circus, E.C., and Wood Mortimer Place, Maldon, Essex.
1269	1885, May 18	PARKER, JOHN, A.M.I.C.E. . .	Mansion House, Hereford.
2348	1891, Nov. 4	PARKER, STANLEY	427, Edgware Road, W.
567	A. '80, Jan. 19 / F. '88, Jan. 9	PARKER, THE HON. CECIL THOMAS	Eccleston, Chester.
1852	1890, Nov. 22	PARKER, WILLIAM HENRY . .	3, Foregate Street, Worcester.
628	A. '81, Dec. 5 / F. '84, Nov. 24	PARKIN, JOHN ROBT., A.M.I.C.E.	Idridgehay, near Derby.
1853	1890, Nov. 22	PARKIN, WILLIAM	Babworth, Retford, Notts.
865	1883, Jan. 15	PARMETER, FRANK	Middle Lees, Clitheroe, Lancashire.
2104	1891, May 23	PARNACOTT, ALFRED. . . .	93, York Road, Westminster Bridge Road, and The Ferns, Laurel Grove, Penge, S.E.
2349	1891, Nov. 4	PARNIE, JAMES	27, Union Street, Glasgow.
910	1883, Mar. 12	PARR, SAMUEL	New Broad Street House, E.C.
2022	1891, Mar. 14	PARR, SAMUEL GEORGE . . .	New Broad Street House, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
679	A. '89, Dec. 9 / F. '93, Nov. 13	*Parris, Charles John . . .	Buckhurst, Tunbridge Wells, Kent.
041	1896, June 2	*Parry, Joseph Wm., A.M.I.C.E.	31, Beverley Road, Anerley, S.E.
422	A. 87, Dec. 19 / F. '91, Mar. 16	*Parry, Richard, A.M.I.C.E. .	27, Great George Street, S.W.
508	1888, Nov. 26	Parsons, Frank Donisthorpe.	Misterton, Crewkerne, Somerset.
855	1890, Nov. 22	Parsons, Frederick Cecil .	163, North Street, and 9, Marine Parade, Brighton
764	1890, Mar. 10	Parsons, Henry John Donne.	Bampfylde House, Exeter.
957	A. '83, May 25 / F. '88, Dec. 10	Parsons, Robert Maurice Peters	Misterton, Crewkerne, Somerset.
897	A. '90, Nov. 22 / F. '94, Oct. 10	*Partridge, Edward John . .	7, Crumpsall Villas, Selwyn Court, Richmond Surrey.
745	1890, Feb. 24	Paterson, Charles	Canford Estate Office, Wimborne, Dorsetshire.
601	1881, Jan. 24	Pattisson, Jacob Luard, C.B..	Claremont Lodge, Cobham, Surrey.
967	A. '83, May 25 / F. '88, May 14	*Paull, Alan	6, Quality Court, Chancery Lane, W.C.
583	1880, Dec. 13	Payne, Alexander, F.R.I.B.A.	Norfolk House, Victoria Embankment, W.C.
719	1882, Jan. 30	Payne, Frederick	10, Market Square, Bromley, Kent.
350	1891, Nov. 4	Peard, John Grigg . . .	North Curry, near Taunton.
351	1891, Nov. 4	Pearse, William	Stoliford, Modbury, Devon.
352	1891, Nov. 4	Pearson, Alfred, A.M.I.C.E. .	Estate Offices, Dukinfield.
270	1885, May 18	Peck, William Roland . . .	1, Cockspur Street, S.W.
353	1891, Nov. 4	Peirson, George Brodrick .	Baldersby, S.O., Yorkshire.
354	1891, Nov. 4	Peirson, Henry Thomas . .	Brancepeth, Co. Durham.
105	1891, May 23	Pells, Arthur	Beccles and Lowestoft.
651	1889, Dec. 9	Pemberton, Charles Oliver Paget	69, Temple Row, Birmingham.
21	1868, Jun. 15	Penfold, John W., F.R.I.B.A. (*Honorary Secretary*)	30, Great George Street, S.W.
852	1895, Sept. 2	Penrose, James Edward . .	Estate Office, Lismore Castle, Lismore.
013	1896, Jan. 21	Penrose, William Robert .	Estate Office, Rose Lane, Waterford.
452	1876, May 8	Peppercorn, John Hutchinson	Manor House, Eston Socon, St. Neots.
355	1891, Nov. 4	Perkins, Joseph	Laughton, Rugby.
341	A. '86, Dec. 6 / F. '91, May 25	*Perkins, Walter Frank . .	Portswood House, Southampton, Hants.
106	1891, May 23	Perriam, Alfred Joseph . .	52, St. John's Villas, Upper Holloway, N.
356	1891, Nov. 4	Pether, Harry	8, Craig's Court, Charing Cross, S.W.
352	1885, Feb. 9	*Peto, James Winder . . .	6, Market Place, Reading, Berks.
428	1876, Feb. 21	Phillips, Frederick Hamilton	12, Belgrave Gardens, Dover, Kent.
352	1889, Dec. 9	Phillips, William Edwin. .	Eagle Chambers, Kingston-on-Thames.
043	1884, Jan. 14	Pickering, William Cloves .	Rhewl House, Mostyn, Flintshire.
357	1891, Nov. 4	Piercy, Henry Onslow . .	The Elms, Lowthorpe.
968	A. '83, May 25 / F. '86, Dec. 6	*†Pilditch, Philip Edward .	17, Parliament Street, S.W., and Weybridge, Surrey.
704	1890, Jan. 27	Pinks, Edwin Charles . .	45, Parliament Street, S.W.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2358	1891, Nov. 4	PINNEY, JOHN GEORGE . . .	Brooklyn House, Axminster.
2023	1891, Mar. 14	POPPLE, JOHN	Groves Hall, Sleights, near Whitby.
2359	1891, Nov. 4	PORTER, JOHN MERRY . . .	The Estate Office, Colwyn Bay, N. Wales.
2360	1891, Nov. 4	POSTON, HENRY	39, Lombard Street, E.C.
1977	A. '91, Jan. 17 F. '94, Nov. 12	*POTTER, HERBERT GEORGE . .	22, High Street, Hampstead, N.W.
2361	1891, Nov. 4	POTTS, JAMES	Stanbeck, Workington, Cumberland.
224	1870, Jan. 24	POUNDLEY, JOHN EDWARD . .	Kerry, Newtown, Montgomeryshire.
487	1877, May 14	POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
1856	1890, Nov. 22	POWELL, FREDERICK ATKINSON .	344, Kennington Park Road, S.E., and Agin Square, Monmouth.
1022	A. '83, Dec. 17 F. '91, Mar. 16	POWELL, HUBERT JOHN . . .	Hill Lodge, Lewes, Sussex.
342	A. '74, Feb. 16 F. '80, Nov. 22	POWELL, REGINALD HENRY . .	St. Swithun's Lane, High Street, Lewes, S
3033	1896, June 2	POWELL, ROBERT	Westport, Co. Mayo.
2543	A. '92, Nov. 28 F. '96, June 26	*PRALL, HERBERT ALEXANDER .	Martin's Bank Chambers, Dartford, Kent.
1900	A. '90, Nov. 27 F. '96, June 26	*PRALL, HERBERT EDWARD . .	Martin's Bank Chambers, Dartford, Kent.
2362	189', Nov. 4	PREEDY, FREDERIC	Caldecote, St. Neots, Huntingdonshire.
1536	A. '88, Dec. 10 F. '92, Dec. 5	*PRESTON, SAMUEL DAVID . .	Vestry Hall, Camberwell, S.E.
1781	1890, Apr. 14	PRICE, FRANCIS HOLBORROW GLYNN	Longlands Place, Swansea, Glamorganshire
2363	1891, Nov. 4	PRICE, JOHN, A.M.I.C.E. . .	Lark Lane, Toxteth Park, Liverpool.
2544	A. '92, Nov. 28 F. '95, Nov. 1	*PRICE, RICHARD ARNOLD . .	2, Clapham Park Road, S.W.
1205	A. '84, May 26 F. '90, Nov. 10	PRICE, THOMAS WILLIAM . .	Billiter Square Buildings, E.C.
2107	1891, May 23	PRIDMORE, ALBERT EDWARD .	2, Broad Street Buildings, E.C., and 28, Street, Watford, Herts.
1857	1890, Nov. 22	PRIDMORE, ARTHUR STIRLING .	140, Junction Road, N.
1816	1890, May 29	PRITCHETT, ELLIS HERBERT .	Regent Circus, Swindon, Wilts.
2364	1891, Nov. 4	PROTHEROE, WILLIAM HENRY .	67 and 68, Cheapside, E.C.
1273	1885, Nov 9	PUNCHARD, FREDERICK . . .	Underley Estate Office, Kirkby Lonsdale, moreland.
1694	A. '90, Jan. 6 F. '95, Feb. 18	*PUNCHARD, FREDERICK BURT .	Enville Estate Office, near Stourbridge.
2853	1895, Sept. 2	PURCELL, WILLS W. . . .	Dromore, Mallow.
1080	A. '84, Jan. 28 F. '89, Jan. 28	PURCHASE, EDWARD KEYNES .	Mansion House Chambers, 11, Queen Vi Street, E.C.
1858	1890, Nov. 22	PURVES, PETER	Huntingdon, and 45, Lincoln's Inn Fields,
2854	1895, Sept. 2	PYM, ALBERT RODERICK . .	The Lodge, Castleblaney.
1224	1884, Dec. 8	PYM, GEORGE EDWIN . . .	Doods. Reigate, Surrey.
2024	1891, Mar. 14	QUICK, FREDERIC W., A.M.I.C.E.	13, Montpelier Place, Brighton, Sussex.
2855	1895, Sept. 2	QUIN, RICHARD	Monasterboice House, Drogheda.
2856	1895, Sept. 2	QUIN, WILLIAM THOMAS CUFFE	Kilbeggan, Co. Westmeath.
1515	1888, Dec. 10	*RADFORD, WILLIAM, M.I.C.E. .	19, Brazennose Street, Albert Square, Manch
1954	1891, Jan. 17	RADFORD, WILLIAM HAROLD .	19, Brazennose Street, Albert Square. Manch

ip.	Date of Election and of Transfer.	FELLOWS.	
62	1888, Feb. 20	RAIKES, COLONEL GEORGE WHITTINGTON	Ragley Estate Office, Alcester, Redditch.
57	1895, Sept. 2	RAINSFORD, GEORGE	113, St. Stephen's Green, Dublin.
25	1891, Mar. 14	RANDALL, RICHARD	Royal Engineers' Office, Curragh Camp, Ireland.
66	1891, Nov. 4	RANSFORD, BENJAMIN HERBERT	County Club, Weston-super-Mare, Somerset.
08	1891, May 23	RANSOM, THOMAS ROBERT . .	32, Lowndes Street, Belgrave Square, S.W., and 12, Lower Grosvenor Place, S.W.
02	1883, Feb. 26	RAWLENCE, ERNEST ALFRED .	Newlands, Salisbury.
26	1891, Mar. 14	RAWLENCE, JAMES EDWARD . .	The Canal, Salisbury, Wilts.
59	1890, Nov. 22	RAWLINS, HY. ADAIR, A.R.I.B.A.	46, Queen Victoria Street, E.C.
67	1891, Nov. 4	RAWLINS, WILLIAM	Kent Fire Office, Maidstone, Kent.
34	1868, Oct. 26	RAYNBIRD, HUGH EDWARD . .	Basingstoke, Hants.
16	1888, Dec. 10	REA, JOHN MARCUS BEAUMONT.	8, Winckley Street, Preston, and Lytham Lancashire.
39	1884, Apr. 21	READ, GEORGE HUNTLY . .	27, Albany Street, N.W.
09	1891, May 23	REBBECK, EDWARD WISE . .	Stafford Lodge, Bournemouth
68	1891, Nov. 4	REBBECK, THOMAS WARREN .	Gervis Place, Bournemouth.
39	1882, Dec. 18	REDDALL, DAVID GADSDEN. .	10, South Street, Finsbury, E.C.
60	1890, Nov. 22	REES, ITHEL TREHARNE, M.I.C.E.	Guildhall Chambers, Cardiff.
84	1880, Dec. 13	REES, WILLIAM ANDREW . .	7, Cornhill, E.C.
44	1879, Apr. 28	REES, WILLIAM GEORGE . .	Holly House, Newport, Monmouthshire.
69	1891, Nov. 4	REES, WILLIAM JOHN . . .	Cradock Street, Swansea.
70	1891, Nov. 4	REEVE, KINGSNORTH. . . .	27, High Street, Rye, Sussex, and High Street. Lydd, Kent.
14	1878, Nov. 11	REID, PATRICK SANDEMAN . .	20, John Street, Adelphi, W.C.
37	1883, April 30	RENDELL, ARTHUR STEPHEN .	Market Terrace, Newton Abbot.
02	A. '82, Apr. 24 / F. '90, Jan. 27	REX, FRANCIS HERBERT . .	311, Kentish Town Road, N.W.
72	A. '69, Feb. 8 / F. '82, Feb. 13	REX, WILLIAM	311, Kentish Town Road, N.W.
53	A. '76, May 8 / F. '81, Dec. 6	RICH, ROBERT	Didcot, Berks.
90	1883, Feb. 12	RICHARDS, ALFRED	Tottenham, N., and 18, Finsbury Circus, E.C.
27	1891, Mar. 14	RICHARDS, GEORGE EDWARD .	St. John's Hill, Wimborne, Dorset.
71	1891, Nov. 4	RICHARDS, HENRY	51, Grosvenor Road, S.W.
97	1884, May 26	RICHARDS, HENRY BRINLEY .	79, Coleman Street, E.C.
72	1891, Nov. 4	RICHARDS, THOMAS ROBERT .	Bedford Row Chambers, 42, Theobald's Road, W.C
10	1891, May 23	RICHARDS, WILLIAM	Tottenham, N., and 18, Finsbury Circus, E.C.
55	1891, Jan. 17	RICHARDSON, CHARLES . . .	15, Barn Hill, Stamford, Lincolnshire.
46	1890, Feb 24	RICHARDSON, GEORGE . . .	5, Lonsdale Street, Carlisle.
17	1890, May 26	RICHARDSON, JAMES	15, Barn Hill, Stamford, Lincolnshire.
61	1876, Dec. 18	RICHARDSON, JOHN, M.I.C.E. .	Methley Park, Leeds.
66	A. '91, Nov. 4 / F. '92, May 30	*RICHARDSON, OLIVER ARCHER .	Sun Fire Office, Threadneedle Street, E.C.
05	1890, Jan. 27	RICHMOND, WALTER COLERIDGE	The Hollies, Potter's Bar, N.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
303	1873, Feb. 10	RICKMAN, THOMAS M., A.R.I.B.A. (*Vice-President*)	8, Montague Street, Russell Square, W.C.
2373	1891, Nov. 4	RIDDETT, WILLIAM HAMMOND .	Townhall Chambers, Ryde, Isle of Wight.
914	1883, April 2	RIDDLE, FREDERICK HENRY BRIMBLE	139, Trinity Road, Tooting, S.W.
2028	1891, Mar. 14	RIGDEN, FRANCIS	Salisbury, Wilts.
724	A. '82, Jan. 30 / F. '83, Jan. 29	RIGDEN, HENRY WILLIAM . .	Salisbury, Wilts.
2111	1891, May 23	RIGG, CHARLES	24, High Street. Cardiff.
1517	1888, Dec. 10	RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
2374	1891, Nov. 4	RIX, GEORGE KERRY . . .	Somerleyton, near Lowestoft.
423	A. '76, Jan. 24 / F. '90, Nov. 10	ROBERTS, CHARLES QUINCEY .	2, South Square, Gray's Inn, W.C.
2858	1895, Sept. 2	ROBERTS, EDWARD USSHER .	The Rent Office, Longford.
1722	1890, Feb. 10	ROBERTS, HENRY CROYDON .	16, Abchurch Lane, E.C.
120	1868, Aug. 17	ROBERTS, RICHARD	42, New Broad Street, E.C.
1786	1890, Apr. 14	ROBERTS, THOMAS, A.M.I.C.E. .	Portmadoc, North Wales.
754	A. '82, Feb. 13 / F. '91, May 25	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants.
1445	1888, Jan. 23	ROBINS, EDWARD	22, Conduit Street, W.
72	1868, Jul. 13	ROBINS, EDWARD C., F.R.I.B.A.	46, Berners Street, Oxford Street, W.
2498	A. '92, Feb. 26 / F. '95, Nov. 1	*ROBINS, PHILIP SEYMOUR . .	5, Waterloo Place, Pall Mall, S.W.
603	1881, Jan. 24	ROBINS WILLIAM H., A.M.I.C.E.	82A, New Street, Birmingham.
1350	1887, Jan. 10	ROBINSON, CHARLES EDWARD .	36, Coleman Street, E.C.
2112	1891, May 23	ROBINSON, EDMUND ARTHUR .	Lee-on-the-Solent, Gosport, Hants.
2375	1891, Nov. 4	ROBINSON, GEORGE EDWARD .	9, Tacketts Street, Blackburn.
618	1881, Apr. 4	ROBINSON, HENRY, M.I.C.E. .	Westminster Chambers, 13, Victoria Street,
2861	1895, Sept. 2	ROBINSON, HENRY ARTHUR .	Roundstone, Galway.
2467	A. '91, Nov. 4 / F. '94, Oct. 10	*ROBINSON, HENRY HERBERT .	The Cottage, Heathfield Park, Willesden G N.W.
2859	1895, Sept. 2	ROBINSON, JAMES DODWELL. .	Seamount, Sligo.
810	1882, May 8	ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
2862	1895, Sept. 2	ROBINSON, RICHD. ST. GEORGE	Seamount, Sligo.
2860	1895, Sept. 2	ROBINSON, WILLIAM GODFREY .	Tirnaskea, Cookstown.
291	1872, Dec. 9	ROBSON, EDWARD ROBERT, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W., 2, The Paragon, Blackheath, S.E.
2863	1895, Sept. 2	ROCHFORT, WILLIAM . . .	Cahir House, Cahir, Co. Tipperary.
1453	1888, Feb. 6	RODERICK, JOHN	2, Temple Row West, Birmingham.
1747	1890, Feb. 24	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
2864	1895, Sept. 2	ROE, WILLIAM JAMES . . .	11, Westland Row, Dublin.
2865	1895, Sept. 2	ROGERS, HARRY	The Hill, Monaghan.
1225	1884, Dec. 8	ROGERS, WILLIAM BENNETT .	78, Gloucester Road, South Kensington, S.W
1570	1889, Jan. 28	ROKER, MITCHEL JOHN . . .	Snowdenham, Branksome Park, Bournemou
361	A. 74, Dec. 7 / F. '76, Jan. 24	ROLLESTON, JOHN FOWKE LANCELOT . . . . . (*Member of Council*)	Grey Friars, Leicester.

p. o.	Date of Election and of Transfer.	FELLOWS.	
89	A. '83, May 25 F. '89, Jan. 28	*Rolleston, William Gustavus Stanhope	Grey Friars, Leicester.
56	A. '94, Feb. 23 F. '94, Oct. 10	*Roney-Dougal, John Dougal	St. Martin's Place, Stafford.
44	A. '86, Dec. 6 F. '87, Nov. 14	*Roods, Alfred	School Board Offices, Victoria Embankment, W.C.
13	1891, May 23	Rooke, Alfred Bradley	11, Great James Street, Bedford Row, W.C.
76	1891, Nov. 4	Rooney, Samuel	Cefn Mably Chambers, 9, Quay Street, Cardiff.
81	A. '89, Dec. 9 F. '91, Jan. 5	Roper, John Simpson, A.M.I.C.E.	32, Market Square, Lancaster.
80	A. '83, Nov. 12 F. '87, Jan. 10	Roper, William	3, The Pantiles, Tunbridge Wells, Kent.
83	1838, Apr. 30	Rose, Thomas	21, Prince of Wales Road, Norwich.
07	1878, Apr. 8	Rowe, Richard Reynolds, M.I.C.E., F.R.I.B.A.	Park House, Cambridge.
40	A. '83, Apr. 30 F. '90, Jan. 27	Rowlandson, Christopher	The College, Durham.
14	1891, May 23	Royce, David Needham	Oakham, Rutland.
15	1891, May 23	Royce, John	Oakham, Rutland.
29	1891, Mar. 14	Ruault, John Gustave Peter	17, Southampton Street, Bloomsbury, W.C.
30	1891, Mar. 14	Rudkin, Arthur John	St. Ann's, Bromley, Kent.
77	1891, Nov. 4	Rudman, Sydney Charles	Windlestone, Ferry Hill, Co. Durham.
78	1891, Nov. 4	Rumball, Aubrey	St. Alban's, Herts.
70	A. '83, May 25 F. '90, Jan. 6	*Rundle, Edward Collins	Bedford Office, Tavistock, Devon.
28	A. '83, Dec. 17 F. '89, Feb. 25	Rüntz, Ernest Augustus	22, Moorgate Street, E.C.
15	A. '73, Dec. 8 F. '75, Nov. 8	Rushworth, Edmund Walter	22, Savile Row, W.
31	1891, Mar. 14	Russell, Murray Lawrence	3, King Street, Cheapside, E.C.
61	1885, Mar. 9	Rutherford, James	Kirk-leatham, Redcar, Yorkshire.
47	1889, Jan. 14	Rutherford, James Augustine	Estate Office, Highclere Park, Newbury.
98	1883, Dec. 17	Rutley, Charles	11, Dowgate Hill, E.C.
18	1890, May 29	Rutley, Frank	11, Dowgate Hill, E.C.
66	1895, Sept. 2	Ruttledge, Francis	Coolbawn, Enniscorthy.
67	1895, Sept. 2	Ruttledge, Thomas Henry Bruen	42, North Great George Street, Dublin.
80	1891, Nov. 4	Ryan, William Patrick	2, Metal Exchange Buildings, 95, Gracechurch Street, E.C.
66	A. '76, Dec. 18 F. '80, Nov. 8	Ryde, Arthur Lyon	29, Great George Street, S.W.
09	A. '83, Feb. 26 F. '91, June 20	Ryde, Charles Bertram	29, Great George Street, S.W.
21	1876, Jan. 24	Sadler, George William	467, High Street, Cheltenham.
33	A. 84, Dec. 8 F '94, May 28	*Sadler, George William, Jun., A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.C.
56	1871, Feb. 13	St. Quintin, Perry	50, Threadneedle Street, E.C.
38	A. '76, Mar. 20 F. '89, Nov 25	St. Quintin, Richard Samuel	50, Threadneedle Street, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1518	1888, Dec. 10	SALTER, WILLIAM HERBERT .	The Hall, Attleborough, Norfolk.
1788	1890, Apr. 14	SAMPLE, CHARLES HERBERT .	Matfen, near Newcastle-on-Tyne.
1436	1888, Jan. 9	SAMPLE, THOMAS	Bothal Castle, near Morpeth, Northumberla
1789	1890, Apr. 14	SAMPLE, WILLIAM COLLINGS .	Ulgham Manor, near Morpeth, Northumber
1682	A. '89, Dec. 9 F. '91, Oct. 15	SAMPSON, WILLIAM	Beauchief Abbey, near Sheffield.
1384	1887, Mar. 21	SAMUEL, WILLIAM JOHN . .	Newport Pagnell, Bucks.
2116	1891, May 23	SANCTUARY, CAMPBELL FORTESCUE STAPLETON	Mangerton, Melplash, Dorset.
397	1875, Apr. 26	SANDAY, GEORGE HENRY . .	Blackwell Hall, Chesham, Bucks.
2869	1895, Sept. 2	SANDERS, CHARLES STEWART .	Sanders Park, Charleville.
2868	1895, Sept. 2	SANDERS, ROBERT MASSY DAWSON	Sanders Park, Charleville, Co. Cork.
458	1876, Nov. 27	SANDY, HENRY	Newport Road, Stafford.
167	1869, Feb. 8	SAUNDERS, CECIL GEORGE . .	5, Robert Street, Adelphi, W.C.
1696	A. '90, Jan. 6 F. '92, Nov. 14	*SAUNDERS, CHARLES HERBERT.	Finchley Road, Hampstead, N.W. (adjoi Midland Railway Station)
177	1869, Feb. 22	SAUNDERS, EDWARD	6, Bishopsgate Street Without, E.C.
2382	1891, Nov. 4	SAUNDERS, MARTIN L., A.R.I.B.A.	9, Finsbury Circus, E.C.
2032	1891, Mar. 14	SAUNDERS, RUTLAND. . . .	6, Bishopsgate Street Without, E.C.
2383	1891, Nov. 4	SAUNDERS, THEODORE RIDLEY .	Belgrave Chambers, Ventnor, Isle of Wight
121	1868, Aug. 17	SAVILL, ALFRED	39, New Broad Street, E.C., and Chigwell, E
782	A. '82, Mar. 13 F. '89, Mar. 18	SAVILL, ALFRED, JUN. . . .	39, New Broad Street, E.C.
1902	A. '90, Nov. 22 F. '93, Aug. 9	*SAVILL, EDWIN	39, New Broad Street, E.C.
867	A. '83, Jan. 15 F. '92, Feb. 1	SCAMMELL, THOMAS	14, John Street, Bristol.
333	1874, Feb. 2	SCARTH, WILLIAM T. . . .	Raby Castle, Darlington.
2384	1891, Nov. 4	SCOTT, AUGUSTUS FREDERIC .	24, Castle Meadow, Norwich.
1385	1887, Mar. 21	SCOTT, HENRY LACY . . .	Bury St. Edmund's, Suffolk.
2870	1895, Sept. 2	SCOTT, JOHN RUSSELL . . .	60, Mountjoy Square, Dublin.
3034	1896, June 2	SCOTT, JOHN WILLIAM . . .	Rostevan, Ennis, Co. Clare.
629	A. '81, Dec. 5 F. '82, Apr. 24	SCOVELL, JOHN	Oulton Park, Tarporley, Cheshire.
755	A. '82, Feb. 18 F. '89, Mar. 4	SCRIVEN, CHARLES HERBERT .	Agency Office, Thong, Gravesend, Kent.
1861	1890, Nov. 22	SCRIVEN, RICHARD GEORGE .	Castle Ashby, Northampton.
1862	1890, Nov. 22	SCROGGS, WILLIAM	Rectory House, Kidlington, Oxford.
2647	1894, Oct. 30	*SCRUBY, WILLIAM THOMAS . .	Post Office Terrace, Cambridge.
1706	1890, Jan. 27	SEBASTIAN-SMITH, CHARLES .	Shipley, Derby, and Friar Lane, Leicester.
534	1879, Mar. 3	SELBY, CHARLES FREDERIC . .	19, Queen Anne's Gate, S.W.
1723	1890, Feb. 10	SELBY-BIGGE, CHARLES P. O. .	10, Draycott Place, Chelsea, S.W.
1868	1890, Nov. 22	SENIOR, HARRY SAMUEL . .	Sturminster Newton, Dorset.
1653	1889, Dec. 9	SETH-SMITH, W. H., F.R.I.B.A.	46, Lincoln's Inn Fields, W.C.
823	A. '82, Nov. 13 F. '86, May 3	SEYMOUR, RICHARD ARTHUR HAMILTON	46, Earl Street, Maidstone, Kent.
1049	A. '84, Jan. 14 F. '91, Mar. 16	SHACKLE, EDWARD NEILD . .	7, Hobart Place, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
431	1876, Mar. 6	SHAW, JOHN . . . . . (*Member of Council*)	College Place, Derby.
950	A. '85, May 21 / F. '90, Mar. 10	SHAW, JOHN, JUN.	The College, All Saints', Derby.
1819	1890, May 29	SHELMERDINE, HENRY . . .	Estate Offices Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
1748	1890, Feb. 24	SHEPPARD, ERNEST	81, Elizabeth Street, Eaton Square, S.W.
999	1888, Dec. 17	SHEPPARD, OSBORNE	Glynelydach, Neath.
316	1886, May 3	SHERRIN, JOHN LESTER . .	40, Old Broad Street, E.C.
706	A. '82, Jan. 16 / F. '87, Dec. 5	SHERWIN, JOSEPH HENRY . .	16, Whitehall Place, S.W.
2117	1891, May 23	SHILCOCK, JAMES.	Hitchin, Herts, and 15, Basinghall Street, E.C.
2385	1891, Nov. 4	SHONE, ISAAC, A.M.I.C.E. . .	47, Victoria Street, Westminster, S.W.
474	A. '77, Jan. 29 / F. '80, Nov. 8	SHOPPEE, CHAS. H., F.R.I.B.A.	22, John Street, Bedford Row, W.C.
74	1868, Jul. 13	SHOPPEE, CHAS. J., F.R.I.B.A. (*Past-President*)	22, John Street, Bedford Row, and 41, Mecklenburgh Square, W.C.
604	A. '81, Jan. 24 / F. '83, May 21	*SILCOCK, THOMAS BALL. . .	Octagon Chambers, Milsom Street, Bath.
720	1882, Jan. 30	SIMMONDS, FREDERICK . . .	Parkside, Englefield Green, Surrey.
1654	1889, Dec. 9	SIMMONS, CHARLES	Henley-on-Thames.
811	A. '82, May 8 / F. '89, Nov. 11	SIMMONS, CHARLES FRANKLIN .	Basingstoke, Hants. and Henley-on-Thames.
824	A. '82, Dec. 4 / F. '91, Aug. 4	SIMMONS, WILLIAM ANKER . .	Henley-on-Thames, and Basingstoke.
908	1888, Feb. 26	SIMMS, WALTER	27, Albany Street, N.W.
1486	1888, May 14	SIMPSON, ROBERT THOMAS .	Horsecroft, Bury St. Edmunds, Suffolk.
2386	1891, Nov. 4	SINGLE, ARTHUR	83, The Grove, Stratford, E.
2387	1891, Nov. 4	SKITT, ARTHUR	Glenbrook, Trent Road, Brixton Hill, S.W.
2388	1891, Nov 4	SLADE, JAMES BENJAMIN. . .	67 & 68, Cheapside, E.C.
1908	A. '90, Nov. 22 / F. '92, Nov. 14	*SLATER, CHARLES FREDERICK .	51, Cheapside, E.C.
282	1872, Apr. 22	SLATER, GEORGE.	Canterbury, Kent.
598	A. '80, Dec. 12 / F. '83. April 30	SMALLPEICE, GEORGE BAKER .	9 and 10, Tokenhouse Yard, E.C., and Guildford.
135	1868, Oct. 26	SMELLIE, THOMAS DAVIES . .	209, St. Vincent Street, Glasgow.
122	1868, Aug. 17	SMITH, CHARLES BOVILL . .	Wykeham House, Fareham, Hants.
1626	1889, May 13	SMITH, EDWARD	54, Amwell Street, E.C.
1484	1888, Apr. 30	SMITH, FRANK	37, Cannon Street, Birmingham.
2389	1891, Nov. 4	SMITH, FRANK ADAMS, A.M.I.C.E.,	28, Finsbury Circus, E.C.
2606	A. '93, Oct. 4 / F. '95, July 8	*SMITH, FRANK BRAYBROOKE .	South Eastern Agricultural College, Wye, Kent.
1588	A. 88, Dec. 10 / F. '90, Jan. 27	*SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
2083	1891, Mar. 14	SMITH, FREDERIC ELLISON . .	Tanfield Chambers, Bradford.
2390	1891, Nov. 4	SMITH, FREDERICK JOHN . .	21, Portland Street, Southampton.
2084	1891, Mar. 14	SMITH, FREDERICK ROBERT .	6, Great College Street, S.W.
1655	1889, Dec. 9	SMITH, GEORGE	Boughton-Monchelsea, Kent.
2119	1891, May 23	SMITH, GEORGE ALFRED . .	78, Parchment Street, Winchester.
2871	1895, Sept. 2	SMITH, GEORGE YOUNG . . .	Ergenagh, Omagh, Co. Tyrone.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1864	1890, Nov. 22	SMITH, HARRY RUSSELL . . .	Exchange Buildings, Bradford.
400	A. '75, Apr. 26 / F. '81, Jan. 24	SMITH, HENRY HERBERT . .	Chippenham, Wilts, and 7, Whitehall Place, S
2391	1891, Nov. 4	SMITH, JOHN MOORE . . .	14, Union Court, Old Broad Street, E.C.
1487	1888, May 14	SMITH, JOHN THOMPSON . .	Tattondale, Knutsford, Cheshire.
955	1883, May 25	SMITH, JOSEPH	Tanfield Chambers, Bradford.
2118	1891, May 23	SMITH, PERCY PYNE CALDECOTT	63, Holland Road, Kensington, W.
1820	1890, May 29	SMITH, SIDNEY	Southwater, Horsham, Sussex.
2872	1895, Sept. 2	SMITH, SIDNEY EDWARD . .	Derryvale, Roscrea.
2892	1891, Nov. 4	SMITH, SIDNEY R. J., F.R.I.B.A.	14, York Buildings, Adelphi, W.C.
894	A. '83, Feb. 12 / F. 89, Feb. 25	SMITH, WHEATER	15, Cheapside, Bradford.
1256	1885, Feb. 23	*SMITH, WILLIAM	Upper Farm, Abbot's Salford, Evesham, W cestershire.
1372	1887, Feb. 21	SMYTH-RICHARDS, GEORGE COBLEY	6, Castle Street, Barnstaple, Devon.
1494	1888, Nov. 12	SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidcup, Kent.
1821	1890, May 29	SPACKMAN, CHARLES CHANTREY	6, Terrace Walk, Bath.
96	1868, Jul. 27	SPACKMAN, HENRY	6, Terrace Walk, Bath.
1689	1890, Jan. 6	SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
42	1868, Jun. 15	SQUAREY, ELIAS PITTS . . . (*Past-President*)	The Moot, Downton, Salisbury, and 22, Gr George Street, S.W.
1822	1890, May 29	SQUAREY, NEWELL WILLIAM PITTS	The Moot, Downton, Salisbury, and 22, Gr George Street, S.W.
1067	1884, Jan. 28	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
1277	1885, Dec. 7	STACEY, HARRIE	Station Road, Redhill, Surrey.
1268	1885, May 4	STAFFORD, ROBERT BARRY . .	83, High Street, Bedford.
2393	1891, Nov. 4	STALLARD, ALFRED EDWIN .	West Street, Havant.
2394	1891, Nov. 4	STALLARD, WILLIAM	Sunny Lodge, Malvern Link, and Estate Off Madresfield, Malvern Link.
2395	1891, Nov. 4	STANFORD, CHARLES MAURICE .	23, High Street, Colchester.
2086	1891, Mar. 14	STANGER, SAMUEL ARTHUR . .	21, Finsbury Pavement, E.C.
2120	1891, May 23	STANHAM, GEORGE GORDON. .	100B, Queen Victoria Street, E.C.
1437	1888, Jan. 9	STANLEY-DODGSON, STANLEY DICKINSON	Estate Office, Somerset House, Whitehav Cumberland.
2009	A. '93, Oct. 4 / F. '94, Oct. 10	*STAPLEDON, ERNEST ALLEN .	Bridge Chambers, Bideford, North Devon.
1707	1890, Jan. 27	START, JOSEPH WILLIAM . . .	Cups Chambers, High Street, Colchester, Ess
2396	1891, Nov. 4	STEDMAN, CHARLES MASON . .	The Turret House, Killieser Avenue, Streatl Hill, S.W.
469	1877, Jan. 15	STENNING, ALEX. R., F.R.I.B.A.	121, Cannon Street, E.C.
529	A. '79, Jan. 6 / F. '82, Nov. 13	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
1823	1890, May 29	STEVENS, CHARLES VIVIAN . .	18, Cockspur Street, S.W.
2397	1891, Nov. 4	STEVENS, JOHN WM., A.R.I.B.A.	21, Bridge Street, E.C.
1198	1884, May 26	STEVENS, WILLIAM CHARLES .	22, Savile Row, W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
3037	1891, Mar. 14	STEVENSON, EDMD. H., M.I.C.E.	38, Parliament Street, S.W.
97	1868, Jul. 27	STEWARD, HERBERT THOMAS (*Member of Council*)	45, Parliament Street, S.W.
2873	1895, Sept. 2	STEWART, EDWARD P., CAPT.	21, Westland Row, Dublin.
2874	1895, Sept. 2	STEWART, GEORGE FRANCIS.	Summerhill, Killiney, Co. Dublin.
2875	1895, Sept. 2	STEWART, WILLIAM THOMAS	6, Leinster Street, Dublin.
2038	1891, Mar. 14	STIRTON, THOMAS	Estate Office, West Stratton, Micheldever Station, Hants.
938	1883, April 30	STOCK, HENRY, F.R.I.B.A.	9, Denman Street, London Bridge, S.E.
2121	1891, May 23	STOCKS, FREDERICK WILLIAM	Estate Office, Mere, Knutsford.
3014	1896, Jan. 21	STOKES, FRANK	60, Dawson Street, Dublin.
2876	1895, Sept. 2	STOKES, RICHARD	60, Dawson Street, Dublin.
654	1881, Dec. 19	STONER, ALFRED	8, Blomfield Street, E.C.
1599	1889, Mar. 4	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
3035	1896, June 2	STOPFORD, THE HON. GEORGE FREDERICK WILLIAM	The Estate Office, Gorey, Co. Wexford.
2399	1891, Nov. 4	STOPHER, THOMAS	Winchester, Hants.
2039	1891, Mar. 14	STREET, WM. CHAS., F.R.I.B.A.	7, Victoria Street, S.W.
1108	1884, Feb. 25	STRUDWICK, HAYWARD JAMES	Falcon Court, 32, Fleet Street, E.C.
655	1881, Dec. 19	STRUDWICK, WILLIAM HENRY	14, Parliament Street, S.W.
415	A. '75, Dec. 13 F. '91, June 29	STRUTT, HON. EDWARD GERALD	21, Finsbury Circus, E.C., and Whitelands, Hatfield Peverel, Chelmsford, Essex.
2877	1895, Sept. 2	STUDDERT, R. R.	Hazlewood, Quin, Co. Clare.
1488	1888, May 14	STUDDY, THOMAS EDWARD	Estate Office, Basing Park, Alton, Hants.
87	1868, Jul. 20	STURGE, ROBERT FOWLER	34, Corn Street, Bristol.
18	1868, Jun. 15	STURGE, WILLIAM (*Past-President*)	34, Corn Street, Bristol.
2400	1891, Nov. 4	SURRIDGE, JOSEPH SMITH	Coggeshall, Essex.
2401	1891, Nov. 4	SUTHERS, JAMES	Harley Villas, Todmorden.
2402	1891, Nov. 4	SWAIN, ERNEST	82, High Street, Notting Hill, W.
2403	1891, Nov. 4	SWAIN, FRANK	82, High Street, Notting Hill, W.
1427	A. '87, Dec. 11 F. '92, Feb. 1	SWETENHAM, HENRY	Hawarden, Chester.
2878	1895, Sept. 2	SWINEY, WILLIAM D.	Moyagh, Ramelton.
1257	1885, Feb. 23	SWORDER, HUGH	High Street, Epping, Essex.
1068	1884, Jan. 28	SYMONS, PHILIP	Fore Street, Totnes, Devon.
2879	1895, Sept. 2	SYNGE, EDWARD	Rathe, Kingscourt, Co. Cavan.
1956	1891, Jan. 17	SYNGE, EDWARD MILLINGTON	Eastlands, Weybridge.
1824	1890, May 29	TABBERER, BENJ., F.R.I.B.A.	13, Basinghall Street, E.C.
2880	1895, Sept. 2	TAILYOUR, ALEXANDER	Estate Office, Arklow, Co. Wicklow.
2881	1895, Sept. 2	TALBOT-CROSBIE, WM. DAVID	Cloonea, Mount Talbot, Roscommon.
1317	1886, May 3	TANNER, HENRY, F.R.I.B.A.	H.M. Office of Works, Whitehall Place, S.W.
1092	1884, Feb. 11	TANNER, JAMES MELHUISH	Wembworthy, North Devon.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2882	1895, Sept. 2	TANNER, KEARNS DEANE, MAJOR	Belleville Park, Cappoquin, Co. Waterford.
1115	A. '84, Feb. 25 F. '88, Dec. 10	TANNER, WILLIAM	The Leys, Bryngwn Road, Newport, Monmouthshire.
771	A. '82, Feb. 27 F. '89, Nov. 11	TAPP, ARTHUR	15, Great George Street, and Southend-on-Sea, Essex.
2404	1891, Nov. 4	TASKER, HENRY HUGH . . .	53, Penton Street, Pentonville, N.
2883	1895, Sept. 2	TATLOW, JOHN GARNETT . .	14, South Frederick Street, Dublin.
2884	1895, Sept. 2	TATLOW, TISSINGTON WILLIAM GARNETT	14, South Frederick Street, Dublin.
2405	1891, Nov. 4	TAYLOR, ARTHUR WILLIAM . .	119, High Street, Putney, S.W.
1364	1887, Jan. 24	TAYLOR, EDWARD FERGUSSON .	New Barnet, Herts, and 70 & 72, Chancery Lane, W.C.
9548	A. '92, Nov. 28 F. '95, Nov. 1	*TAYLOR, HARRY WILLIAM . .	Surveyor's Office, Newburn Urban District Council, Newburn-on-Tyne.
2923	1895, Sept. 2	TAYLOR, J. GODFREY L. . .	Grangeville, Fethard, Co. Waterford.
1471	A. '88, Mar. 5 F. '91, July 6	TAYLOR, JOHN HERBERT . .	22, Great George Street, S.W.
678	A. '81, Dec. 19 F. '87, Feb. 7	TAYLOR, JOHN W., F.R.I.B.A. .	31, Westgate Road, Newcastle-on-Tyne.
1026	A. '88, Dec. 17 F. '89, Nov. 11	TAYLOR, MATTHEW	Northchapel, Petworth, Sussex.
1825	1890, May 29	TAYLOR, RICHARD FREDERICK .	3, King Street, Cheapside, E.C.
2406	1891, Nov. 4	TAYLOR, SAMUEL	Nuttall, Nottingham.
2407	1891, Nov. 4	TAYLOR, THOMAS WALTERS . .	25, Brazennose Street, Manchester.
2639	A. '94, Feb. 23 F. '94, Oct. 10	*TEE, SAMUEL CLIFFORD . .	50, Moorgate Street, E.C.
2469	A. '91, Nov. 4 F. '94, Oct. 10	*TEMPLE, FREDERICK WILSON .	27, Sandgate Road, Folkestone, Kent.
2885	1895, Sept. 2	TENER, EDWARD SHAW . . .	The Square, Loughrea, Co. Galway.
1069	1884, Jan. 28	TEWSON, EDWARD	80, Cheapside, E.C.
859	A. '82, Dec. 18 F. '85, Jan. 12	TEWSON, EDWARD ARTHUR. .	80, Cheapside, E.C.
806	A. '82, Apr. 24 F. '90, Nov. 10	THEOBALD, HENRY	48, Finsbury Pavement, E.C., and Morningg Lodge, Church Green, Wanstead, Essex.
924	1883, April 16	THEOBALD, HENRY WELLS DEWHURST	110, Great Russell Street, W.C.
2408	1891, Nov. 4	THOMAS, GEORGE	Queen's Chambers, Cardiff.
1765	1890, Mar. 10	THOMAS, GLEGGE	Cheshire Lines Committee, Central Station, Liverpool.
2409	1891, Nov. 4	THOMAS, JOHN HENRY . . .	78, Gloucester Road, South Kensington, S.W.
329	1874, Jan. 16	THOMAS, JOSIAH	Athenæum Chambers, Nicholas Street, Bristol
2410	1891, Nov. 4	THOMAS, WILLIAM	Castlemartin Court, near Pembroke.
841	1882, Dec. 18	THOMPSON, ARTHUR EDMUND .	Leadenhall Buildings, E.C.
2411	1891, Nov. 4	THOMPSON, FRANCIS WILLIAM .	18, Wood Street, Bolton.
2412	1891, Nov. 4	THOMPSON, GEO. W., A.M.I.C.E.	Vine Street, Tooley Street, Southwark, S.E.
1329	1886, Dec. 6	THOMSON, WILLIAM CUNNINGHAM	Estate Office, Luton Hoo, Luton, Beds.
1473	1888, Mar. 19	THORNE, ARNOLD, F.R.I.B.A. .	Cross Street, Barnstaple, Devon.
757	A. '82, Feb. 13 F. '89, Nov. 25	THORPE, CHRISTOPHER . . .	Spring House, Calow, Chesterfield.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1122	1891, May 28	THORPE, JOHN	Nailstone, Nuneaton, Leicestershire.
1000	1883. Dec. 17	THORPE, WILLIAM	Nailstone, Nuneaton, Leicestershire.
2722	A. '94, Oct. 30 / F. '95, July 8	*THRING, DOUGLAS THEODORE .	Central Hall, Bedford.
657	1881, Dec. 19	THURGOOD, HERBERT JOHN .	27, Chancery Lane, W.C.
623	1889, Apr. 29	THURGOOD, WILLIAM HENRY .	22, Great George Street, S.W.
591	A. '80, Dec. 13 / F. '87, Nov. 14	THURNALL, JOHN EDWARD . .	Royston, Herts.
494	1878, Jan. 14	THURSFIELD, THOMAS HOWELLS	Barrow, Brosely, Shropshire.
45	1868, Jun. 15	THYNNE, EDWARD LEWIS . .	9, Victoria Street, S.W.
155	1869. Jan. 11	THYNNE, FREDERICK GEORGE .	9, Victoria Street, S.W.
1070	1884, Jan. 28	THYNNE, GUY HARRY . . .	9, Victoria Street, S.W.
1865	1890, Nov. 22	TIDMAN, EDWARD	Connaught Mansions, 34, Victoria Street, S.W.
1297	A. '86, Jan. 11 / F. '89, Mar. 18	*TIFFEN, JOHN HENRY . . .	Conservancy Buildings, Hull.
1373	1887, Feb. 21	TINDALL, CHARLES WILLIAM .	Brocklesby, Lincolnshire.
2886	1895, Sept. 2	TISDALL, HY. CHICHESTER . .	Dulargy, Ravensdale, Co. Louth.
2413	1891, Nov. 4	TODD, RICHARD	Englefield, near Reading.
1241	1885, Jan. 12	TODD, WILLIAM H., M.I.C.E. .	County Buildings, Hull.
1438	1888, Jan. 9	TOMLINSON, THOMAS. . . .	Estate Office, Alnwick Castle, Northumberland.
1600	1889, Mar. 4	TOMPSETT, WILLIAM ROBERT	Stone Castle Farm, Paddock Wood, Kent, and 182, High Street, Tonbridge.
1827	1890, May 29	TOMSON, JAMES JOHN . . .	The Châlet, King's Norton, near Birmingham.
766	1882, Feb. 27	TOOTELL, CHARLES	13, King Street, Maidstone, Kent.
767	1882, Feb. 27	TOOTELL, JOSEPH	13, King Street, Maidstone, Kent.
473	1877, Jan. 29	TOOTELL, RICHARD WILLIAM .	11, Queen Victoria Street, E.C.
2550	A. '92, Nov. 28 / F. '96, Feb. 3	*TORY, JOHN EDWARD . . .	Dorchester, Dorset, and Yeovil, Somerset.
447	1876, Apr. 24	TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere, Salop.
2887	1895, Sept. 2	TOWNSEND, CHARLES EYRE COOTE	Fairyhouse, Kilmallock.
2888	1895, Sept. 2	TOWNSEND, ROBERT UNIACKE FITZGERALD	18, South Mall, Cork.
2889	1895, Sept. 2	TOWNSEND, THOMAS CROFTON CROKER	Ardbrae, Bray, Co. Wicklow.
2890	1895, Sept. 2	TOWNSHEND, CHARLES LOFTUS	15, Molesworth Street, Dublin.
2891	1895, Sept. 2	TOWNSHEND, CHARLES UNIACKE	15, Molesworth Street, Dublin.
2892	1895, Sept. 2	TOWNSHEND, JAMES RICHARD CLARKE.	23, South Frederick Street, Dublin.
2893	1895, Sept. 2	TOWNSHEND, LOFTUS UNIACKE	Estate Office, Mallow.
2894	1895, Sept. 2	TOWNSHEND, THOMAS COURTNEY	23, South Frederick Street, Dublin.
2414	1891, Nov. 4	TRAFFORD, FREDERICK CHARLES	100, Jermyn Street, St. James's, S.W.
972	A. '83, May 25 / F. 86, Dec. 6	*TREADWELL, HENRY JOHN . .	2, Waterloo Place, Pall Mall, S.W.
2895	1895, Sept. 2	TRENCH, ARTHUR	Dromkeen, Cavan.
2896	1895, Sept. 2	TRENCH, GEO. FREDERIC . .	Estate Office, Ardfert, Co. Kerry.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2897	1895, Sept. 2	TRENCH, JAMES CURRIE . .	Beverston, Dundrum, Co. Dublin.
2898	1895, Sept. 2	TRENCH, JOHN TOWNSEND . .	Kenmare, Co. Kerry.
2899	1895, Sept. 2	TRENCH, PHILIP FRANCIS CHENEVIX	30, Kildare Street, Dublin.
415	1891, Nov. 4	TREPPLIN, ERNEST C. . . .	Vasterne, Wootton Bassett, Wilts.
1001	1883, Dec. 17	TRETHEWY, HENRY	Silsoe, Ampthill, Beds.
1292	1886, Jan. 11	TRIST, JOHN WILLIAM . . .	62, Old Broad Street, E.C.
355	1874, May 11	TROLLOPE, CHARLES BROWN .	13, Parliament Street, S.W.
592	A. '80, Dec. 13 F. '91, Jan. 19	TROLLOPE, HENRY CHARLES . .	7, Hobart Place, S.W.
1131	A. '84, Mar. 10 F. '91, Aug. 4	TRUMPER, JOHN ALFRED . .	23, Lincoln's Inn Fields, W.C.
92	1868, Jun. 15	TRUMPER, RICHARD	23, Lincoln's Inn Fields, W.C.
2040	1891, Mar. 14	TUBBS, WALTER BURNELL . .	St. Martin's House, 1, Gresham Street, E.C.
2470	A. '91, Nov. 4 F. '96, Jan. 6	*TUCKETT, PERCIVAL FOX . .	2, Basinghall Street, E.C.
521	1878, Dec. 9	TUNLEY, GEORGE	28, Finsbury Circus, E.C.
2416	1891, Nov. 4	TURNER, ALEXANDER HENRY .	199, Piccadilly, W.
1495	1888, Nov. 12	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
2900	1895, Sept. 2	TURNER, FREDERICK ADOLPHUS BRABAZON	The Estate Office, Gorey.
904	1883, Feb. 26	TURNER, FREDERICK JOHN . .	Mansfield-Woodhouse, Mansfield, Notts.
1866	1890, Nov. 22	TURNER, JOSEPH HARLING . .	Portland Estate Offices, Kilmarnock.
2124	1891, May 23	TURNER, THOMAS NEVE. . .	37, Upper Berkeley Street, Portman Square,
1520	1888, Dec. 10	TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
1246	1885, Jan. 26	TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
1867	1890, Nov. 22	TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire.
1698	A. '90, Jan. 6 F. '93, Aug. 9	*TYLER, JAMES WILLIAM . .	10, Mount Street, W.
2901	1895, Sept. 2	TYNDALL, ALBERT HENRY . .	Ballyanne House, New Ross, Co. Wexford.
2902	1895, Sept. 2	TYRRELL, GARRETT CHARLES .	Monasteroris, Edenderry.
2417	1891, Nov. 4	TYSER, RICHARD.	360, High Road, Chiswick, W.
2041	1891, Mar. 14	UPCHER, EDWARD BERNERS .	Kirby Cane, Norfolk.
905	1883, Feb. 26	VAIZEY, JOHN GEORGE . . .	Bocking, Braintree, Essex, and 44, Bedford Rd W.C.
2125	1891, May 23	VALLANCE, ROBT. F., F.R.I.B.A.	Mansfield, Notts.
2903	1895, Sept. 2	VANDELEUR, CECIL ERNEST . .	Estate Office, Mallow, Co. Cork.
2904	1895, Sept. 2	VEREKER, HENRY ROBERT . .	Summerville, Westport, Co. Mayo.
429	1876, Feb. 21	*VERNON, ARTHUR . . . . *(Member of Council)*	Borshams, High Wycombe, Bucks, and 22 Cockspur Street, S.W.
2905	1895, Sept. 2	VERNON, ARTHUR POMEROY. .	1, Wilton Place, Dublin.
2906	1895, Sept. 2	VERNON, FANE	Pembroke Estate Office, Wilton Place, Dublin.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2289	1891, Nov. 4	†Vernon-Inkpen, George Chas.	6, King's Road, Southsea, Hants.
2907	1895, Sept. 2	Verschoyle, William Henry Forster	Woodley, Dundrum.
418	1876, Jan. 10	Vigers, Astley	4, Frederick's Place, E.C.
498	A. '78, Jan. 28 / F. '88, Nov. 12	Vigers, Leslie Robert . .	4, Frederick's Place, E.C.
594	A. '80, Dec. 13 / F. '85, Nov. 9	Vigers, Martin	52, Queen Victoria Street, E.C.
46	1868, Jun. 15	Vigers, Robert . . . . . (*Vice-President*)	4, Frederick's Place, E.C.
1496	1888, Nov. 12	Villar, James	1A, Cambray, Cheltenham.
1601	1889, Mar 4	Wacher, Thomas	Upper Bridge Street, Canterbury, Kent.
1868	1890, Nov. 22	Waddington, John Allen . .	Estate Office, Rendcomb Park, Cirencester.
2126	1891, May 23	Wade, George Tempest . .	Halford Street, Leicester.
842	1882, Dec. 18	Wade, John.	10, Pitt Street, Barnsley.
2418	1891, Nov. 4	Wadling, Hy. John, F.R.I.B.A.	Lamb Building, Temple, E.C.
2419	1891, Nov. 4	Wadmore, Beauchamp, A.R.I.B.A.	35, Great St. Helen's, E.C.
1618	1889, Apr. 1	Wagstaffe, Thomas Rogers .	11, Devonshire Road, Balham, S.W., and 109, Leadenhall Street, E.C.
843	1882, Dec. 18	Wainwright, Charles Rawlinson	Shepton Mallet, Somerset.
1631	1889, Nov. 25	Wainwright, Thomas Taylor. (*Member of Council*)	21, Leigh Street, Liverpool.
1392	1887, May 9	Walcott, Lyons Roden Sympson	1, Gray's Inn Place, W.C.
1869	1890, Nov. 22	Walker, Francis Elliott . .	Blake Street, York.
2421	1891, Nov. 4	Walker, George Booth . .	Wainfleet, Lincolnshire.
743	1882, Feb. 13	Walker, Herbert, A.M.I.C.E., F.R.I.B.A.	Newcastle Chambers, Angel Row, Nottingham.
2127	1891, May 23	Walker, Joseph.	Lenton Avenue, The Park, Nottingham.
2471	A. '91, Nov. 4 / F. '92, Oct. 12	*Walker, Joseph Arthur . .	Ashton Court Estate, Long Ashton, Clifton.
1773	1890, Mar. 24	Walker, Joshua	Market Place, Retford, Notts.
2422	1891, Nov. 4	Walker, Robert, F.R.I.B.A. .	10, St. Martin's Place, Trafalgar Square, W.C.
659	1881, Dec. 19	Walker, Samuel	22, Moorgate Street, E.C.
1072	1884, Jan. 28	Wall, George Young . . .	Exchequer Buildings, Durham.
2420	1891, Nov. 4	Wallace, George	St. Giles' District Board of Works, 197, High Holborn, W.C.
1178	1884, May 19	Wallace, Henry	Trench Hall, Gateshead-on-Tyne, Co. Durham.
1455	1888, Feb. 6	Wallington, John Arthur Beach.	Basingstoke, Hants.
785	1882, Mar. 27	Walmisley, Arthur Thomas, M.I.C.E.	9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
2042	1891, Mar. 14	Walmisley, J. W., F.R.I.B.A.	7, King's Terrace, Southsea, Hants.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1828	1890, May 29	WANKLYN, PHILLIP ENDELL .	Dixton, near Monmouth.
2908	1895, Sept. 2	WANN, JAMES CHRISTOPHER .	Market Hill, Co. Armagh.
1407	1887, Dec. 19	WARD, DANIEL	8, Courtenay Street, Plymouth, and Hewt Beeralston, Devon.
1724	1890, Feb. 10	WARD, FELIX JOHN	The Gardens, Lydbury North, Shropshire.
1469	1888, Mar. 5	WARD, FRANK	Burnville, Tavistock, North Devon.
1029	A. '83, Dec. 17 / F. '89, Nov. 11	WARD, GEORGE	"Lyndhurst," 2, Stowe Road, Goldhawk Road.
2909	1895, Sept. 2	WARD, HON. SOMERSET . . .	Isle o' Valla House, Downpatrick.
660	1881, Dec. 19	WARE, CHAS. EDWIN, M.I.C.E.	Gandy Street Chambers, Exeter.
1141	1884, Apr. 21	WARING, CHARLES EDWARD .	1, Charles Street, Crockherbtown, Cardiff.
1871	1890, Nov. 22	WARING, HERBERT FULLER .	46, Earl Street, Maidstone, Kent.
2423	1891, Nov. 4	WARNER, ALFRED E., A.R.I.B.A.	6, Waterloo Place, S.W.
1632	1889, Nov. 25	WARNER, HENRY.	Faringdon, Alton, Hants.
189	A. '69, Mar. 8 / F. '75, Apr 12	WARNER, WILLIAM HENRY . .	130, Mount Street, Grosvenor Square, W.
2910	1895, Sept. 2	WARNOCK, THOMAS ARCHIBALD.	Portaferry, Co. Down.
2911	1895, Sept. 2	WARREN, RICHARD LANE . .	61, South Mall, Cork.
2424	1891, Nov. 4	WATERMAN, ALBERT JAMES . .	20, Week Street, Maidstone.
874	1883, Jan. 29	WATERMAN, JAMES	Ashford, Kent.
1109	1884, Feb. 25	WATERMAN, RICHARD . . .	20, Week Street, Maidstone, Kent.
2044	1891, Mar. 14	WATERS, EDWARD	The Canal, Salisbury, Wilts.
758	A. '82, Feb. 13 / F. '87, Mar. 7	WATERS, WILLIAM RICHARD .	5, Waterloo Place, S.W.
1101	A. '84, Feb. 11 / F. '89, Mar. 4	WATKINS, ROBERT ARUNDEL .	Castle Combe, Chippenham, Wilts.
47	1868, Jun. 15	WATNEY, DANIEL. . . . . (*President*)	33, Poultry, E.C.
1957	1891, Jan. 17	WATNEY, DENDY.	4A, Frederick's Place, E.C.
951	A. '83, May 21 / F. '87, Feb. 21	WATNEY, WALTER DANIEL . .	27, Terminus Road, Eastbourne, Sussex.
657	1889, Dec. 9	WATSON, ALFRED	Braeside, Alum Chine, Bournemouth West, Ha
2912	1895, Sept. 2	WATSON, ARTHUR B. . . .	2, Seapoint Terrace, Monkstown, Co. Dublin
574	1880, Mar. 1	WATSON, HERBERT EDWARD .	New Grove, Petworth, Sussex, and 6, Lem York.
1236	A. '84, Dec. 8 / F. '95, Oct. 1	*WATSON, JAMES BRUCE . . .	Brightwell, Tetsworth, Oxon.
2425	1891, Nov. 4	WATSON, JOHN	62, Whitefriar-gate, Hull.
1290	A. '85, Dec. 7 / F. '94, May 2	*WATSON, JOHN, JUN. . . .	Wentbridge Lodge, Pontefract, Yorkshire.
2913	1895, Sept. 2	WATSON, WILLIAM JAMES . .	Aughavilla Lodge, Warrenpoint, Co. Down.
1456	1888, Feb. 6	WATT, ALEXANDER	Ravenglass, Carnforth, Lancashire.
467	A. '76, Dec. 18 / F. '79, Nov. 10	WATTS, CHARLES	13, Southampton Street, Strand, W.C.
2426	1891, Nov. 4	WATTS, SAMUEL LINGARD . .	40, South King Street, Cross Street, Manche
1633	1889, Nov. 25	WATTS, WILLIAM JOHN . . .	40, South King Street, Cross Street, Manche
1658	1889, Dec. 9	WAY, HENRY JAMES. . . .	109, Lower St. James' Street, Newport, Isl Wight.
284	1872, May 6	WEALL, JOHN	38, High Street, Watford.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1045	1884, Jan. 14	WEATHERALL, HENRY . . .	22, Chancery Lane, W.C.
700	1882, Jan. 16	WEAVER, WILLIAM, M.I.C.E. .	Town Hall, Kensington, W.
2915	1895, Sept. 2	WEBB, CHARLES	Rahilly, Sligo.
215	1869, Dec. 6	WEBB, GEORGE	Tunstall, Sittingbourne, Kent.
1725	1890, Feb. 10	WEBB, WILLIAM	4, High Street, Croydon.
1478	1888, Apr. 16	WEBSTER, ALEXANDER . . .	100, Highgate, and 9, Cliff Terrace, Kendal, Westmoreland.
1659	1889, Dec. 9	WELCH, FREDERICK WILLIAM .	168, North Street, Brighton, and 26, Havelock Road, Hastings.
2128	1891, May 28	WELLS, EDWIN	Barnard Castle, Co. Durham.
1169	A. '84, May 5; F. '90, Dec. 8	WELLS, WILLIAM HOWLEY . .	Estate Office, Evershot, Dorset.
661	1881, Dec. 19	WELLSTED, WM. H., A.M.I.C.E.	Manor Street, Hull.
2914	1895, Sept. 2	WELPLY, JAMES	65, George Street, Limerick.
2615	A. '93, Oct. 4; F. '95, Oct. 1	*WEST, CHARLES HENRY EDWARD	5A, Orchard Street, Portman Square, W.
744	1882, Feb. 13	WESTBURY, GEORGE HENRY .	The Knoll, Andover, Hants.
2045	1891, Mar. 14	WETHERALL, HARRY LANCASTER	Brachlyn, Winchfield, Hants.
1454	1888, Feb. 6	WHALLEY, HENRY SHAW . .	3, Hunter Street, Town Hall Square, Chester.
779	1882, Mar. 13	WHARTON, THOMAS GEORGE .	1, Basinghall Street, E.C.
1726	1890, Feb. 10	WHATLEY, FREDERICK ERNEST	Cirencester.
2427	1891, Nov. 4	WHITE, ALFRED E., A.M.I.C.E.	Town Hall, Hull.
3015	1896, Jan. 21	WHITE, ARTHUR	99, George Street, Limerick.
1958	1891, Jan. 17	WHITE, ARTHUR JEFFREY . .	Wrangaton Manor, Ivybridge, South Devon.
1959	1891, Jan. 17	WHITE, CHARLES ALEXANDER .	18, High Street, Dorking, Surrey.
2428	1891, Nov. 4	WHITE, JAMES ALEXANDER . .	18, High Street, Dorking.
745	1882, Feb. 13	WHITE, JOHN.	Warrington, Lancashire.
1774	1890, Mar. 24	WHITE, JOHN.	Granville Road, Sevenoaks, Kent.
2916	1895, Sept. 2	WHITE, RICHARD	Cloncallon, Ballymahon, Mullingar.
2429	1891, Nov. 4	WHITE, WILLIAM HENRY . .	31, Eldon Street, South Place, Finsbury, E.C.
701	1882, Jan. 16	WHITELEY, CHARLES PERRY .	82, Queen Street, E.C.
2723	A. '94, Oct. 30; F. '96, May 11	*WHITTAKER, JOHN DRONSFIELD	Oxford and Cambridge Club, Pall Mall, S.W.
2430	1891, Nov. 4	WHITTINDALE, JAMES . . .	The Poplars, Kenilworth, Warwickshire.
2431	1891, Nov. 4	WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.
1790	1890, Apr. 14	WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
234	A. '70, Feb. 7; F. '76, Nov. 13	WIGRAM, JOHN	South Collingham, Newark, Notts.
2492	1892, Feb. 26	WILBRAHAM, EDWARD SIDNEY .	Estate Office, St. Giles, Salisbury.
2046	1891, Mar. 14	WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
2433	1891, Nov. 4	WILKIN, HORACE MARTIN . .	King's Lynn, Norfolk.
2434	1891, Nov. 4	WILKINS, WILLIAM	Pencastell, Llanelly, Carmarthenshire.
721	1882, Jan. 30	WILKINSON, GEORGE AYSCOUGH	7, Poultry, E.C.
1960	1891, Jan. 17	WILKINSON, GEORGE HERBERT.	7, Poultry, E.C.
1226	1884, Dec. 8	WILKINSON, THOMAS . . .	168, North Street, Brighton, and 26, Havelock Road, Hastings.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1766	1890, Mar. 10	WILLIAMS, EDWARD BICKERTON	City Chambers, 82, New Street, Birmingham.
2435	1891, Nov. 4	WILLIAMS, GERALD GARNOUS .	St. John's Mount, Brecon, South Wales.
1094	1884, Feb. 11	WILLIAMS, JOHN	Gwernhefin, Bala, North Wales.
378	A. '75, Jan. 18 F. '90, Feb. 24	WILLIAMS, LEONARD JAMES .	118, Queen Victoria Street, E.C.
240	1870, May 9	WILLIAMS, STPH. W., F.R.I.B.A.	Rhayader, Radnorshire.
568	A. '80, Jan. 19 F. '88, Apr. 16	WILLIAMS, WILLIAM HERBERT.	Great Western Railway, Paddington, W.
2129	1891, May 23	WILLIAMS, WILLIAM LLOYD .	24, High Street, Carnarvon.
2917	1895, Sept. 2	WILLIS, GILBERT DE LAVAL .	4, Kildare Street, Dublin.
2918	1895, Sept. 2	WILLIS, HENRY DE LAVAL . .	Ennis, Co. Clare.
1593	1889, Feb. 25	WILLMOT, GEORGE DYOTT . .	6, Waterloo Street, Birmingham.
807	A. '82, Apr. 24 F. '87, May 9	WILLMOT, JOHN	6, Waterloo Street, Birmingham.
2919	1895, Sept. 2	WILSON, ARTHUR JN. DE COURCY	Garvagh, Edgesworthstown.
1004	1883, Dec. 17	WILSON, SIR JACOB	15, Great George Street, S.W. and Chillingham, Alnwick.
1961	1891, Jan. 17	WILSON, STEPHEN BARTON . .	10, Basinghall Street, E.C.
662	1881, Dec. 19	WILSON, THOMAS SILK . . .	Albert Square, Manchester.
1962	1891, Jan. 17	WILSON, WILLIAM HENRY . .	29, Fountain Street, Manchester.
2436	1891, Nov. 4	WINN, THOMAS	90, Albion Street, Leeds.
1963	1891, Jan. 17	WINTERTON, HARRY JOHN CAMPION	St. Mary's Chambers, Lichfield.
1964	1891, Jan. 17	WINTERTON, WILLIAM MOXON .	Walton Warren, Burton-on-Trent.
2437	1891, Nov. 4	WISE, CHARLES DACRES . .	Toddington, Winchcomb, Glos.
2047	1891, Mar. 14	WITHALL, LATHAM A., F.R.I.B.A.	Jewry House, Old Jewry, E.C.
2130	1891, May 23	WOLFENDEN, THOMAS . .	54, Hall Street, Southport, Lancashire.
2438	1891, Nov. 4	WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
1909	A. '90, Nov. 22 F. '91, May 25	*WOOD, CHARLES BRUCE. . .	37, Irene Road, Parson's Green, S.W.
539	A. '79, Mar. 17 F. '91, July 6	WOOD, HENRY	97, Gresham Street, E.C.
1474	1888, Mar. 19	WOOD, JOHN DANIEL . . .	6, Mount Street, W.
2048	1891, Mar. 14	WOOD, WILLIAM	Ivymeath, Snodland, Rochester, Kent.
1873	1890, Nov. 22	WOODBRIDGE, STEPHEN, JUN. .	210, High Street, Brentford.
1874	1890, Nov. 22	WOODFORDE, LIONEL BURNET .	38, St. Peter's Hill, Stamford, Lincolnshire.
845	1882, Dec. 18	WOODHAMS, JAMES	Havelock Road, Hastings.
1875	1890, Nov. 22	WOODHEAD, WILLIAM BOOTH .	18, Exchange Buildings, Bradford.
2131	1891, May 23	WOODMAN, THOMAS FOSTER .	32, St. Peter Street, St. Albans.
2557	A. '92, Nov. 28 F. '95, Oct. 1	*WOODS, ARTHUR GEORGE . .	Alverstone House, Hounslow.
663	1881, Dec. 19	WOODS, HENRY	19 & 20, Walbrook, E.C.
2132	1891, May 23	WOODS, THOMAS	4 and 5, Church Parade, Hounslow, Middlesex.
2439	1891, Nov. 4	WOODTHORPE, E., F.R.I.B.A. .	1, Circus Place, E.C.
711	A. '82, Jan. 16 F. '90, Apr. 14	WOODWARD, WM., A.R.I.B.A. .	7, Duke Street, Adelphi, W.C.
2440	1891, Nov. 4	WOOLER, WALTER HERNAMAN .	Waterloo Street, Weston-super-Mare.
2049	1891, Mar. 14	WOOLLEY, JOHN TURTON . .	Salisbury, Wilts.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
613	1881, Feb. 21	WOOLLEY, REGINALD. . . .	Silver Street, Lincoln, and South Collingham, Newark, Notts.
427	A. '76, Feb. 7 F. '80, Nov. 8	WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts
267	A. '71, Nov. 13 F. '77, Jan. 29	WOOLLEY, WILLIAM EDWARD .	The Red House, Loughborough, Leicestershire.
1876	1890, Nov. 22	WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Notts.
680	A. '81, Dec. 19 F. '87, Jan. 10	WREATHALL, ROBERT T. . .	The Vestry Hall, St. Martin's Place, Trafalgar Square, W.C., and Manor House, Greenhill, Harrow.
2441	1891, Nov. 4	WRENNALL, WILLIAM . . .	9, Harrington Street, Liverpool.
2442	1891, Nov. 4	WRIGHT, CHARLES WILLIAM .	Wollaton, Notts.
2443	1891, Nov. 4	WRIGHT, GEORGE THOMAS GREEN	3, Great Winchester Street, E.C.
1200	1884, May 26	WRIGHT, JAMES	St. James's Street, Derby.
2444	1891, Nov. 4	WRIGHT, JAMES	Rawcliffe, near Selby, Yorkshire.
1521	1888, Dec. 10	WRIGHT, THOMAS	Post Office Terrace, Cambridge.
283	1872, Apr. 22	WRIGHT, WILLIAM . . . . *(Member of Council)*	Wollaton, Nottinghamshire.
292	1872, Dec. 9	WRIGHT, WILLIAM EDWARD .	King's Lynn, Norfolk.
1749	1890, Feb. 24	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
722	1882, Jan. 30	WYATT, OLIVER NEWMAN . .	East Street, Chichester.
2620	A. '93, Oct. 4 F. '95, Nov. 1	*WYLES, JOHN WALTER . . .	Melrose, Cambridge Park, Wanstead, N.E.
120	1884, Mar. 10	WYLEY, HENRY JAMES . . .	Bridgnorth, Shropshire.
1227	1884, Dec. 8	WYLEY, WILLIAM JOHN . .	2, School Chambers, Shrewsbury.
2920	1895, Sept. 2	WYNNE, ALFRED HENRY . .	Collon, Drogheda.
2445	1891, Nov. 4	YORK, HENRY	East Barnet Valley Urban District Council, Station Road, New Barnet.
599	A. '81, Jan. 10 F. '91, Jan. 5	YOUNG, ANDREW	London County Council, 17, Spring Gardens, S.W.
2493	1892, Feb. 26	YOUNG, CHARLES.	Alton, Hants.
1880	1890, May 29	YOUNG, DOUGLAS.	51, Coleman Street, E.C.
2446	1891, Nov. 4	YOUNG, EDWARD H., A.M.I.C.E.	Central Chambers, South Castle Street, Liverpool.
2921	1895, Sept. 2	YOUNG, GEORGE LAWRENCE . .	Randalstown, Co. Antrim.
2473	A. '91, Nov. 4 F. '92, Nov. 14	*YOUNG, HARRY AUSTIN LINDSAY	Bridgegate, Retford, Nottingham.
24	A. '78, Dec. 9 F. '91, Feb. 2	YOUNG, MORGAN HENRY . . .	17, Southampton Street, Bloomsbury Square, W.C.
2447	1891, Nov. 4	YOUNG, OSWALD WILLIAM . .	Mersey Docks and Harbour Board, Liverpool.
2922	1895, Sept. 2	YOUNG, OWEN WALLER O'GRADY	Harristown, Castlerea, Co. Roscommon.
2448	1891, Nov. 4	YOUNG, THOMAS	67 and 69, Chancery Lane, W.C.

Total number of Fellows, 1,813.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to, the Class of Fellows, are distinguished thus ¶

Diploma Number.	Date of Election.		
2648	1894, Oct.	30	*Adams, Gerald Jas. Frederick — Richmond Chambers, Bournemouth, Hants.
2929	1895, Oct.	24	*Adams, Herbert . . . . — 43, Thornhill Road, Barnsbury, N.
2564	1893, Oct.	4	*Allen, John Parnell . . . — 23, Victoria Buildings, Grainger Street We Newcastle-on-Tyne.
2930	1895, Oct.	24	*Allen, Percy . . . . . — Warrington House, Duppas Hill, Croydon.
2931	1895, Oct.	24	*Anderson, Thomas John . . — 59, Fenchurch Street, E.C.
2565	1893, Oct.	4	*Andrews, Walter Ely . . — Crosby House, Thurlow Park Road, West N wood, S.E.
1877	1890, Nov.	22	*Armytage, Francis Reginald. — Windsor House, Shrewsbury.
3042	1896, June	2	*Arno, Samuel . . . . . — 17, Parliament Street, S.W.
1750	1890, Feb.	24	*†Assiter, Harry G. . . . — The Old Vestry Hall, 5, St. Martin's Place, T falgar Square, W.C., and 207, Brixton Road, S.
2650	1894, Oct.	30	*Astley, Reginald Basil . . — Melton Constable, Norfolk.
1878	1890, Nov.	22	*¶Aylen, Cecil Hugh . . . — 13, Kensington Park Road, W.
1281	1885, Dec.	7	*Baker, Cecil Cautley. . . — The Colonial College, Hollesley Bay, Suffolk.
553	1879, Dec.	8	Balding, Albert . . . . — 57, Coleman Street, and Barkway, Herts.
1522	1888, Dec.	10	*Ball, James Benjamin . . — 84, Mount View Road, Stroud Green, N.
2932	1895, Oct.	24	*Banks, Frederick Stuart Angus — 101, Bethune Road, Stamford Hill, N.
2567	1893, Oct.	4	*¶Bannister, Tom Harrison Caffyn . . . . . — Limehurst, Hayward's Heath, Sussex.
1880	1890, Nov.	22	*Barclay, Thomas . . . . — Arncliffe, Moseley, Birmingham.
2504	1892, Nov.	28	*Barker, Geoffry Lionel . . — Wigsthorpe, Oundle, Northamptonshire.
1247	1885, Jan.	26	*Barratt, Harry. . . . . — Hill View, Corser Street, Stourbridge, Worcest shire.
1409	1887, Dec.	19	*Bateman, Arthur Charles . — Oriel House, Witney, Oxon.
622	1881, May	16	Beadel, Henry Grant . . . — 97, Gresham Street, E.C.
1881	1890, Nov.	22	*¶Beadel, Maurice Frederick — 97, Gresham Street, E.C.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2451	1891, Nov. 4	*Beasley, John Arthur Llewellyn	Kirby Muxloe, Leicester.
2651	1894, Oct. 30	*Beken, George, Jun.	65, Cazenove Road, Stamford Hill, N.
2652	1894, Oct. 30	*¶Bell, Herbert Owen	9, Victoria Street, S.W.
2933	1895, Oct. 24	*Bentley, Harold Edwin	Percy Lodge, Twickenham Road, Teddington.
383	1875, Feb. 1	Bidwell, Shelford	Estates Office, Drayton Manor, Tamworth.
2934	1895, Oct. 24	*Birch, Francis Julian Laurence	Nettlecombe, Melplash, R.S.O., Dorset.
2935	1895, Oct. 24	*Blount, Edward	4, Frederick's Place, E.C.
1283	1885, Dec. 7	*Blundell, Harry, A.M.I.C.E.	Manchester, Sheffield, and Lincolnshire Railway, Engineer's Office, Manchester.
1158	1881, May 5	Blunt, Herbert Arthur Scawen	Estate Office, Bifrons, near Canterbury, Kent.
2570	1893, Oct. 4	*Bodger, Percy Morris	Alexander Lodge, 4, St. Faith's Lane, Norwich.
1159	1884, May 5	Bond, Frederick George	Old Bank House, Ipswich.
2936	1895, Oct. 24	*Boord, Walter Bertram	Berverley House, Pateley Bridge, Yorks.
1331	1886, Dec. 6	*Bousfield, Edwin Vaughan Davenport	99, Gresham Street, E.C.
2133	1891, May 23	*Bowden, Ernest Newton	Edge Lane, Stretford, Manchester.
2134	1891, May 23	*Bowden, John Friendship.	Park View, Newport, Barnstaple, Devon.
1523	1888, Dec. 10	*Bower, Arthur Wentworth Chivers	35, Carlton Road, Worksop.
2571	1893, Oct. 4	*¶Bradshaw, Harry Greaves	Assistant Surveyor, Municipal Offices, Bacup, Lancashire.
2937	1895, Oct. 24	*Bradwell, Gervase Hubbart	4, Pelham Terrace, The Park, Nottingham.
1965	1891, Jan. 17	*Brevetor, Thomas	28, Eldon Street, E.C.
1663	1889, Dec. 9	*Bridgford, Leo Appleton	28, Cross Street, Manchester.
1374	1887, Feb. 21	*Briggs, John	London County Council, Spring Gardens, S.W.
2655	1894, Oct. 30	*Brinsley, Herbert George William	30 & 31, New Bridge Street, Ludgate Circus, E.C.
2938	1895, Oct. 24	*¶Brooks, John McMullen	4, Queen Victoria Street, E.C.
2939	1895, Oct. 24	*¶Brooks, Philip Fuller	6, Oakley Crescent, City Road, E.C.
1073	1884, Jan. 28	Brown, Alexander	Home Farm, Hothfield, Ashford.
2507	1892, Nov. 28	*¶Brown, George Turville	34, Great George Street, S.W.
847	1882, Dec. 18	Brown, William Arthur	146, Goswell Road, E.C.
1410	1887, Dec. 19	*Brown, William Edward.	Reading Villa, Denmark Road, Watford, Herts.
2626	1894, Feb. 23	*Brown, William Lobin Trant	Public Offices, Dyne Road, Kilburn, N.W.
2656	1894, Oct. 30	*Bruce, Alexander David.	Trowse Newton, Norwich, Norfolk.
944	1883, May 21	Buckland, William Thomas	9, Whitehall Place, S.W.
1691	1890, Jan. 6	*Bulbeck, George	162, Bishop's Road, Fulham, S.W.
2508	1892, Nov. 28	*Burder, Reginald Edward Campbell	Ham Rectory, Hungerford, Berks.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2940	1895, Oct. 24	*¶Burton, Amos, Jun. . . .	Assistant Borough Surveyor, Town Hall, Hanley, Staffordshire.
1412	1887, Dec. 19	*Buss, Fleetwood George William.	City Bank Chambers, 44, Theobald's Road, Bedford Row, W.C.
2941	1895, Oct. 24	*Butler, Richard Pierce . .	Aldford, Chester.
2657	1894, Oct. 30	*Butler, Albert Ernest . .	Bearwood Farm, Wokingham, Berks.
1160	1884, May 5	Butterworth, Josiah . . .	Mansfield, Notts.
2658	1894, Oct. 30	*Cambridge, William James .	Heckford Lodge, Eaton Hastings, Faringdon, Berks.
1334	1886, Dec. 6	*Campbell, Colin	Bretby, near Burton-on-Trent.
2942	1895, Oct. 24	*¶Campbell, Hugh Bruce .	Aldwark, Easingwold, Yorks.
799	1882, Apr. 24	Card, Henry	North Street, Lewes, Sussex.
249	1870, Dec. 12	Cardall, Frederic William .	9, Whitehall Place, S.W.
2659	1894, Oct. 30	*Carnell, Sydney George . .	Rushton, Wellington, Salop.
2452	1891, Nov. 4	*¶Carr, Thomas Edmund . .	Moor Monkton Rectory, York.
1413	1887, Dec. 19	*Carter, Alfred Presley . .	67, Cromwell Avenue, Highgate, N.
2943	1895, Oct. 24	*Cartwright, Alfred Stott .	20, Nantwich Road, Crewe.
1572	1889, Jan. 28	*Chalcraft, Henry Terrell .	6, Bishopsgate Street Without, E.C.
2572	1893, Oct. 4	*Champion, George Ernest .	Redwall Farm, Linton, Kent.
1006	1883, Dec. 17	Chapman, Vaughan Godfrey St. John	82, Queen Street, E.C
3016	1896, Jan. 21	*Chart, Christopher . .	Union Bank Chambers, Croydon.
1525	1888, Dec. 10	*Cheney, Edwin John . . .	Brooks Hall, Ipswich, Suffolk.
2509	1892, Nov. 28	*Child, Charles	Dalgan Park, Shrule, Tuam, Ireland.
1526	1888, Dec. 10	*Child, Edmund Herbert . .	Sandiacre, near Nottingham.
426	1876, Feb. 7	Clayden, Walter	6, Moorgate Street, E.C.
1665	1889, Dec. 9	*‡Colbourn, Henry James . .	Woolhampton, near Reading, Berks.
1202	1884, May 26	Collier, Arthur Charles .	4, Frederick's Place, E.C.
1831	1890, May 29	*Collyer, Daniel William .	Sharples Hall, Bolton-le-Moors, Lanc.
2510	1892, Nov. 28	*Cooke, Lionel	66, Cannon Street, E.C.
320	1874, Jan. 5	Cooke, William G., A.R.I.B.A.	35, Walbrook, E.C.
2627	1894, Feb. 23	*¶Cooper, Alfred William .	School Board for London, Victoria Embankment, W.C.
2945	1895, Oct. 24	*Corfield, Thomas	Greenwich District Board of Works, 141, Greenwich Road, S.E.
2946	1895, Oct. 24	*Cowell, Herbert Lee . . .	Twyn House, Usk, Mon.
747	1882, Feb. 13	Cowper, Richard William. .	81, High Street, Sittingbourne, Kent.
2573	1893, Oct. 4	*Cox, Reginald John . .	19, Preston Street, Brighton.
222	1870, Jan. 10	Crawley, William Jeeves . .	Sayesbury, Sawbridgeworth, Herts.
2661	1894, Oct. 30	*Cregeen, Hugh Stowell, Jun.	42, Freeland's Road, Bromley, Kent.
615	1881, Mar 21	Cresswell, John Theodore Rose	9, Whitehall Place, S.W.

* Special Forestry Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2511	1892, Nov. 28	*Crookes, Charles Reginald	Melrose, Church Road, Richmond.
2662	1894, Oct. 30	*Crosier, Charles	Masonic Hall, Lowestoft, Suffolk.
1335	1886, Dec. 6	*Crosland, Walter	Estate Office, Buscot Park, Faringdon, Berks.
2138	1891, May 23	*¶Cross, Arnold Charles Martin	Westminster Chambers, 9, Victoria Street, S.W.
1548	1889, Jan. 4	*Crouch, James Leonard	3, Guildhall Chambers, 33, Basinghall Street, E.C.
2947	1895, Oct. 24	*Crowther, Keston Nelson	75, Aldermanbury, E.C.
3043	1896, June 2	*Crozier, George Francis	Carrickbrennan, Monkstown, Co. Dublin.
537	1879, Mar. 17	Cudlipp, William	33, Poultry, E.C.
877	1883, Jan. 29	Cumberbatch, Carlton Parry	9, Whitehall Place, S.W.
945	1883, May 21	Daffarn, Thomas Alfred	12, St. George's Avenue, Tufnell Park, N.W.
2628	1894, Feb. 23	*Darbishire, Harry Vernon	30, Charles Street, Berkeley Square, W.
2574	1893, Oct. 4	*David, George Willoughby	Old Bank Chambers, 27, High Street, Cardiff.
2139	1891, May 23	*Davis, Neville B., A.M.I.C.E.	Waterworks Office, Leicester.
946	1883, May 21	Dawson, Henry Aufrere	1, Queen Street, Cheapside, E.C.
1008	1883, Dec. 17	Dawson, Walter Henry	Forster Estate Office, Southend, Catford, S.E.
2576	1893, Oct. 4	*¶Debenham, Frederic Kersey	Heath House, Stepney, E.
2731	1895, Mar. 18	*Delamare, Frank	9, Leighton Mansions, West Kensington, W.
2663	1894, Oct. 30	*¶Dinwiddy, Donald	5, Whitehall, S.W., and Greenwich, S.E.
1528	1888, Dec. 1	*Dixon, Francis Edward, A.M.I.C.E	Bank Chambers, 38, Fishergate, Preston.
748	1882, Feb. 18	Drew, Allen	80, Cheapside, E.C.
2948	1895, Oct. 24	*Driffield, Thomas Henry	Beechmont, Harlow Road, Harrowgate.
2629	1894, Feb. 23	*Druce, Edric	Cheshire Agricultural College, Holmes Chapel, Cheshire.
2577	1893, Oct. 4	*¶Eason, Edward William	43, Bishopsgate Street Without, E.C.
2578	1893, Oct. 4	*Easton, Walter John	101, Mill Hill Road, Mill Hill Park, W.
2949	1895, Oct. 24	*¶Egginton, Denys	150, Friar Street, Reading.
2580	1893, Oct. 4	*Elgar, Walter Robinson	Endsleigh Villa, Park Road, Sittingbourne, Kent.
2950	1895, Oct. 24	*Evans, Ernest Sydney	Abbotsford, Ealing Common, W.
3017	1896, Jan. 21	*Evans, Percival Baker	Thorneycrofts, Munster Road, Fulham, S.W.
2664	1894, Oct. 30	*Eve, Charles Gerald	2, St. Paul's Square, Bedford.
2515	1892, Nov. 28	*Evered, Gilliebrand Elwin	Sunnyside, Liverpool Road, Kingston.
2516	1892, Nov. 28	*Everett, Arthur Sherman	14, Homefield Road, Wimbledon, S.W.
2665	1894, Oct. 30	*Everington, John	Merton House, Dulwich Wood Park, Norwood, S.E.
1667	1894, Oct. 30	*Fagg, Edwin William	12, Lower Phillimore Place, Kensington High Street, W.
2951	1895, Oct. 24	*Farmer, Hugh Cecil	9, Whitehall Place, S.W.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
609	1881, Feb. 7	FEW, HARRY GARRARD . . .	3, Upper Richmond Road, Putney, S.W.
1668	1894, Oct. 30	*FINCH, CLEMENT ROBERT . .	Leverstock Green Vicarage, Hemel Hempstead, Herts.
1123	1884, Mar. 10	FITNESS, JOHN FRANCIS . . .	80, Cheapside, E.C.
3044	1896, June 2	*FLEETWOOD, GEORGE SPALDING .	15, Furnival's Inn, Holborn, E.C.
916	1883, April 2	FLETCHER, GEORGE RIVERS. .	2, Basinghall Street, E.C.
2582	1893, Oct. 4	*FLETCHER, HERBERT PHILLIPS	29, New Bridge Street, Ludgate Circus, E.C.
3018	1896, Jan. 21	*FLIGHT, ALFRED	South Street, Epsom, Surrey.
1888	1890, Nov. 22	*FORREST, WILLIAM	Windsor Estate Office, St Fagans, Cardiff.
1775	1890, Mar. 24	*FORSTER, WALTER HILL . .	Queen Street, Tombland, Norwich.
3045	1896, June 2	*FOSTER, EDWARD CHARLES . .	54, Pall Mall, S.W.
2952	1895, Oct. 24	*FOSTER, HARRY MASTERTON .	6, Poultry, E.C.
2732	1895, Mar. 18	*FOX, CHARLES EDWARD . . .	22, George Street, Halifax, Yorkshire.
2669	1894, Oct. 30	*FOX, FREDERICK RUSSELL . .	The Fold, Newport, Barnstaple, North Devon.
3019	1896, Jan. 21	*FRASER, THOMAS SMELLIE . .	209, St. Vincent Street, Glasgow.
2953	1895, Oct. 24	*FUNNELL, HORACE FREDERICK .	Hurstleigh, 35, Camberwell Grove, S.E.
1693	1890, Jan. 6	*GALSWORTHY, VINCENT SOMERS.	2 & 3, Serle Street, Lincoln's Inn, W.C.
2954	1895, Oct. 24	*GARNER, JOHN STANLEY . .	159, High Street, Uxbridge.
1889	1890, Nov. 22	*¶GARRARD, ARTHUR NORMAN .	8, Frederick's Place, Old Jewry, E.C.
2670	1894. Oct. 30	*GARRETT, ARTHUR BERRY . .	195, Maida Vale, W.
702	1882, Jan. 16	GARROD, HERBERT JAMES . .	Cheveley, Newmarket.
3046	1896, June 2	*GETHIN, RANDOLPH GEORGE .	Holywell, Co. Sligo.
2671	1894, Oct. 30	*GILBERT, JOHN SAINSBURY .	62, Old Broad Street, E.C.
2672	1894, Oct. 30	*GLOVER, HENRY ALEXANDER .	1, Motcomb Street, S.W.
1386	1887, Mar. 21	*GOLIGHTLY, CHARLES HUGH .	Downderry, St. German's, Cornwall.
956	1883, May 25	GORE, WILLIAM JOLL	22, Conduit Street, W.
1096	1884, Feb. 11	GOW, JAMES	9, Whitehall Place, S.W.
1669	1889, Dec. 9	*GRANT, JOSEPH	Avisford, Upper Addiscombe Road, Croydon.
2583	1893, Oct. 4	*GRAY, PERCY WILLIAM . . .	4, Arundel Villas, Station Road, Cambridge.
2141	1891, May 23	*GREEN, EDMUND HORACE . .	28 & 29, St. Swithin's Lane, E.C.
2584	1893, Oct. 4	*GREEN, FREDERICK ALGERNON.	28 & 29, St. Swithin's Lane, E.C.
1012	1883, Dec. 17	GREEN, JAMES HENRY TOWNSEND	22, Chancery Lane, W.C.
1418	1887, Dec. 19	*GREEN, THOMAS JOHN . . .	13, King Street, Maidstone, Kent.
1230	1884, Dec. 8	*GREENOP, EDWARD	74, Bonham Road, Brixton Rise, S.W.
2522	1892, Nov. 28	*GRIGGS, HY. JENNER, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Mon.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
1076	1884, Jan. 28	GRIMWADE, HENRY	Colchester, Essex.
2674	1894, Oct. 30	*¶GROVER, PHILIP GORDON. .	Estate Office, Serlby, Bawtry, Yorks.
1550	1889, Jan. 14	*GUNTER, JAMES	Estate Office, Glasbury, Radnorshire.
2523	1892, Nov. 28	*¶HAIGH, THOMAS FREDERICK .	Valuation Offices, 146, High Street, Colchester, Essex.
2524	1892, Nov. 28	*HALES, ARTHUR JOHN . . .	48, Hillmartin Road, N.
1231	1884, Dec. 8	*HALKYARD, WILLIAM REDFORD .	Oakfield Styal Road, Wilmslow, Cheshire.
1179	1884, May 19	HALL, CHARLES PELL . . .	Park Farm Office, Woburn, Beds.
3020	1896, Jan. 21	*HALL, FREDERICK WALTER .	Grove House, Croxteth, Liverpool.
2956	1895, Oct. 24	*HALL, THOMAS BIDDLE. . .	26, Paradise Street, Birmingham.
770	1882, Feb. 27	HAMILTON, JOHN PAYNTER . .	64 and 65, Coleman Street, E.C.
2957	1895, Oct. 24	*HANKEY, GILBERT LIONEL . .	The Shrubbery, Epsom.
2525	1892, Nov. 28	*HANKINSON, FRANCIS HENRY .	Glendalyn, Snowdon Road, Bournemouth, Hants.
2675	1894, Oct. 30	*HARDIMAN, HARRY	Colwyn House, Priory Avenue, Hastings.
1419	1887, Dec. 19	*HARDING, FREDERICK ALLCROFT	44A, Wilton Road, Victoria Station, S.W.
2958	1895, Oct. 24	*HARDWICK, ARTHUR JESSOP. .	Ravensdene, Ravensbourne Road, Bromley, Kent.
614	1881, Feb. 21	HARPER, EDGAR JOSIAH . .	Estate Office, London County Council, Spring Gardens, S.W.
2959	1895, Oct. 24	*HARRISON, ARTHUR	99, High Street, Stockton-on-Tees.
2960	1895, Oct. 24	*HARRISON, CYRIL HENRY GILMORE	Ampton, Bury St. Edmunds, Suffolk.
2676	1894, Oct. 30	*¶HARRISON, GEORGE JOHN ROBERTSON	1, Avondale Road, Peckham, S.E.
2961	1895, Oct. 24	*HARVEY, FREDERICK CHARLES .	2, Greaves Villas, The Avenue, Wimborne, Dorset.
2585	1893, Oct. 4	*HAWES, FREDERICK KIRK . .	North Collingham, Newark, Notts.
2962	1895, Oct. 24	*HAYWOOD, SAMUEL SPENCER .	Borough Engineer's Office, Municipal Buildings, Rawtenstall, Lancashire.
2677	1894, Oct. 30	*HEASLER HOLLAND CHARLES .	Verandah Cottage, Hill Rise, Richmond, Surrey.
1287	1885, Dec. 7	*HEBBLETHWAITE, CHAS. HENRY	Hopwood Hall, Halifax, Yorkshire.
1014	1883, Dec. 17	HEBDEN, GEORGE RADCLIFFE .	8, Frederick's Place, Old Jewry, E.C.
2678	1894, Oct. 30	*HECKFORD, HARLEY	Rutland House, 14, Highbury New Park, N.
588	1880. Dec. 13	HEDGER, ARTHUR CONSTANTINE	44, Charing Cross, S.W.
2526	1892, Nov. 28	*†HELLICAR, GEORGE THOMAS .	95, Osbaldeston Road, Stoke Newington, N.
3047	1896, June 2	*HEMPHILL, CHARLES GEORGE CATHCART	11, Ely Place, Dublin.
1353	1887, Jan. 10	*HENDERSON, RICHARD . . .	Portland Estate Office, Kilmarnock.
928	1883, April 16	HENRY, EDWARD HUGH. . .	62, High Street, Clapham, S.W.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2586	1893, Oct. 4	*HEWETT, GEORGE THOMPSON .	143, High Street, Guildford, Surrey.
850	1882, Dec. 18	HEWITT, WILLIAM	Penn Grove, Aylstone Hill, Hereford.
948	1883, May 21	HICKS, STANLEY	10, Lincoln's Inn Fields, W.C.
2963	1895, Oct. 24	*HICKS, WILLIAM ROOKE . .	Tottenham Urban District Council, 712, H Road, Tottenham.
1339	1886, Dec. 6	HILL, ALFRED	Main Drainage Works, Stafford.
1015	1883, Dec. 17	HINCHLIFFE, JOHN, JUN. . .	Bullhouse Hall, Penistone, Sheffield.
1892	1890, Nov. 22	*HODGKINSON, JAMES HENRY .	2, Ashlynne, Mossley Road, Ashton-under-Ly
908	1883, Feb. 26	HOLBECHE, ÆMILIAN HENRY .	Weston Cottage, Park Road, Loughborough.
2587	1893, Oct. 4	*¶HOLIDAY, PERCY CAVE . .	Bicester, Oxfordshire.
2458	1891, Nov. 4	*HOLLIS, HERBERT	Potosi, Battè P.O., Jamaica.
2459	1891, Nov. 4	*HOLLIS, RALPH	Springfield, Skirlaugh, Hull.
879	1883, Jan. 29	HOLMES, JAMES THOMAS . .	97, Gresham Street, E.C.
2680	1894, Oct. 30	*HOLMES, JOHN EDWARD . .	Ilton, 69, Amersham Road, New Cross, S.E.
1595	1889, Feb. 25	*HOMAN, HUBERT FRANKLIN . .	146 and 147, Eastgate, Rochester, Kent.
1181	1884, May 19	HOOPER, ALFRED FREDERICK .	1, Laura Villas, London Road, Andover, Hant
2964	1895, Oct. 24	*HOOPER, EDGAR WILFRED . .	Eastington Lodge, Stonehouse, Gloucester.
2965	1895, Oct. 24	*HORTON, WILLIAM PHELPS . .	22, Halsey Street, Chelsea, S.W.
866	1883, Jan. 15	HOWELL, ERNEST JOHN . .	116, Cromwell Road, S.W.
1893	1890, Nov. 22	*INNES, GILBERT PLANTAGENET MITCHELL	29, Great George Street, S.W.
2681	1894, Oct. 30	*IRVINE, ARCHIBALD WYNDHAM.	P.O. Box 855, Johannesburg, S.A.R., Transv
2682	1894, Oct. 30	*JACKSON, ALFRED ERNEST . .	Wiggin House, Sheepridge, Huddersfield.
2683	1894, Oct. 30	*JACKSON, EDWARD HENRY . .	Ellerdene, Windermere, Westmoreland.
2966	1895, Oct. 24	*JACKSON, LEONARD LABREY . .	29, Abbey Grove, Bolton, Lancashire.
2684	1894, Oct. 30	*JARMAIN, WILLIAM	Clonakilty, 140, Wightman Road, Hornsey, N
2527	1892, Nov. 28	*¶JARMAN, FRANK WILMOT . .	4, High Street, Croydon.
2630	1894, Feb. 23	*JARRETT, THOMAS WILLIAM .	Murston House, Murston, Sittingbourne.
2967	1895, Oct. 24	*JENKIN, ARTHUR PEARSE . .	Trewirgie, Redruth, Cornwall.
2685	1894, Oct. 30	*JENNER, WILLIAM	1, Western Road, Hove, Brighton.
3048	1896, June 2	*JENNINGS, FITZ-LAWRENCE PERCIVAL DUDLEY . . .	General Post Office Chambers, Bournemouth.
550	1879, Nov. 24	JESSETT, CHARLES . . .	62, Old Broad Street, E.C.
2460	1891, Nov. 4	*JESSETT, CHARLES EDWARD VERNON	58, Cheriton Square, Elmfield Road, Balham, S
2968	1895, Oct. 24	*JOHN, HENRY BELL	6, Llanbleddian Gardens, Cathays, Cardiff.
2528	1892, Nov. 28	*JOHNS, PERCY	Borough Surveyor's Office, Town Hall, E bourne, Sussex.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2529	1892, Nov. 28	*¶Johnson, Bernard Marr	9, Whitehall Place, S.W.
1975	1887, Feb 21	*Jonas, Samuel Marshall	27, Market Hill, Cambridge.
2686	1894, Oct. 30	*Jones, David Pugh	Brondeg Villa, Pontypridd, South Wales.
1018	1883, Dec. 17	Jordan, George Henry	16, Whitehall Place, S.W.
2461	1891, Nov. 4	*Joyce, Harry Ward	Wood Street, Ashby-de-la-Zouch, Leicestershire.
1323	1886, May 17	*Jull, William Vincent	17, Great George Street, S.W.
1894	1890, Nov. 22	*Kay, Walter Robert	Council Offices, Irlam, Lancashire.
2969	1895, Oct. 24	*Keay, William	121, St. Saviour's Road, Leicester.
2687	1894, Oct. 30	*Keep, William Henry.	Ferrises, Woolhampton, Reading.
2970	1895, Oct. 24	*Kemsley, William Hugh	Oakfield, Woodford Green, Essex.
2590	1893, Oct. 4	*Kennett, Charles Arthur	Camperdown, 30, Nelson Road, Hastings.
1077	1884, Jan. 28	Kerr, Arthur Herbert	Blake Street, York.
2688	1894, Oct. 30	*Kieser, William Henry Gustav	Town Hall, Torquay, Devon.
2689	1894, Oct. 30	*Killick, Anthony Edward	Market Place, Wallingford, Berks.
1387	1887, Mar. 21	*King, William Isaac	The Grange, Highgate, N.
3021	1896, Jan. 21	*Kirk, John Wright	85, Vauxhall Bridge Road, S.W.
2580	1892, Nov. 28	*¶Knight, George Edward	2, West Chislehurst Park, Eltham, S.E.
1971	1895, Oct. 24	*Lake, Cuthbert Joseph	Heage House, Crouch Hill, N.
1972	1895, Oct. 24	*¶Lakin-Smith, Ernest.	184, Hagley Road, Edgbaston, Birmingham.
1973	1895, Oct. 24	*Lamprill, William Thomas	63, Broadway, Stratford, E.
2591	1893, Oct. 4	*¶Lancaster, John Roy	85, Gresham Street, E.C.
969	1891, Jan. 17	*Lansdown, George Arthur	5 and 7, Warwick Street, Charing Cross, S.W.
051	1891, Mar 14	*Larkin, Richard Webster	Cowley House, Cavendish Road, Balham, S.W.
1974	1895, Oct. 24	*Laumann, Montgomery Patrick John	Church Cottage, Bracknell, Berks.
494	1892, Feb. 26	*¶Lawley, Frederick William	165, Strand, W.C.
975	1895, Oct. 24	*Lee, Ernest Edward Arthur	3, Guildhall Chambers, 33, Basinghall Street, E.C.
441	1876, Apr. 8	Lee, George Cansfield	North Eastern Railway, York
144	1891, May 23	*†Leverton, Frank John Waldemar	H.M. Office of Works, Petergate, Nottingham.
971	1891, Jan. 17	*Lewis, Arthur Llewelyn	12, Arminger Road, Shepherd's Bush, W.
391	1894, Oct. 30	*Lightfoot, Francis Prideaux	Estate Office, Boughton House, Kettering, Northamptonshire.
143	1884, Apr. 21	Lightfoot, John George	9, Whitehall Place, S.W.
531	1892, Nov. 28	*Little, Henry	4, Whitehall, S.W.
976	1895, Oct. 24	*Lovegrove, Charles Gresham	Potter's Bar, Middlesex.
083	1884, May 19	Lovesay, William	4, Frederick's Place, E.C.
155	1887, Jan. 10	*Lowe, Charles Robert	30, Somerset Street, Portman Square, W.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2532	1892, Nov. 28	*Lucas, John Archibald	Guildhall Chambers, High Street, Exeter.
489	1877, May 14	Lucas, Joseph	21, Defoe Road, Tooting Graveney, S.W.
3022	1896, Jan. 21	*Luck, George Edward	Oakmead, Crouch End, N.
1204	1884, May 26	Lynch, James Henry	37, Norfolk Street, Strand, W.C.
2692	1894, Oct. 30	*Lyons, Edward Colvill	232, Neath Road, Briton Ferry, South Wale
1144	1884, Apr. 21	McCallum, Peter Service	Midland Railway, Derby.
2592	1893, Oct. 4	*Macer, Alfred Thomas	39, Cheapside, E.C.
2593	1893, Oct. 4	*¶Maddox, Harry Edward	Milford House, John Street, Hampstead, N.
2694	1894, Oct. 30	*Mann, Frederick Charles Thomas	Woking, Surrey.
2594	1893, Oct. 4	*Marriott, Cecil Wynn	Newmarket, Cambridgeshire.
2631	1894, Feb. 23	*Martin, Alfred John	16, Duke Street, Chelmsford, and 36, Alexa Street, Southend-on-Sea.
2595	1893, Oct. 4	*¶Martin, Samuel	Bolney Grange, Havelock Road, Croydon.
1677	1889, Dec. 9	*Mason, Charles William Hayley	38, Harewood Square, N.W.
2533	1892, Nov. 28	*‡Maughan, John	Estate Office, Jervaulx Abbey, Middleh R.S.O., Yorks.
2695	1894, Oct. 30	*May, William Charles	Tregarron, Melville Road, Walthamstow, E.
2597	1893, Oct. 4	*Mellor, James Frederick	110, St. James's Street, Brighton.
1447	1888, Jan. 23	*¶†Melrose, Frank	11, Waterloo Place, Pall Mall, S.W.
2977	1895, Oct. 24	*Menmuir, Robert William	21, Coverdale Road, Lancaster.
2535	1892, Nov. 28	*Menzies, Robert	Merton Estate Office, Thetford, Norfolk.
2696	1894, Oct. 30	*Mercer, Charles Edward	Estates Office, South Eastern Railway, L Bridge Station, S.E.
1145	1884, Apr. 21	Merrett, James.	9, Whitehall Place, S.W.
2536	1892, Nov. 28	*Mew, Robert Heath	Nuneham Lodge, Redhill, Surrey.
2697	1894, Oct. 30	*Miller, Frederick William	77, Grosvenor Road, Pimlico, S.W.
2537	1892, Nov. 28	*Miller, George Frederick	Town Hall, Hastings.
752	1882, Feb. 13	Milnes, Robert, Jun.	City Surveyor's Office, Guildhall, E.C.
2698	1894, Oct. 30	*Mitchell, Lewis	Hurlford, Kilmarnock, N.B.
3049	1896, June 2	*Moeran, Archibald Edward	Estate Office, Loughrea, Co. Galway.
1973	1891, Jan. 17	*Molyneux, Herbert Ernest	80, Cannon Street, E.C.
2598	1893, Oct. 4	*Monson, Henry John	South Eastern Agricultural College, Wye, Ashford, Kent.
3050	1896, June 2	*Moore, Hugh Armytage	Crumlin, Co. Antrim.
2699	1894, Oct. 30	*Morris, William Henry	West House, Chirbury, Shropshire.
2539	1892, Nov. 28	*Morrish, Hugh Kenneth	7, Commercial Arcade, Guernsey.
2632	1894, Feb. 23	*Morrison, Daniel	42, High Street, Fulham, S.W.
2599	1893, Oct. 4	*Morrison, Gerard Donald	High Street, Reigate, Surrey.
678	1889, Dec. 9	*Muir, James	The Yorkshire College, Leeds.

† Special Sanitary Science Certificate. ‡ Special Forestry Certificate.

Dip No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2600	1893, Oct. 4	*Neighbour, Charles Edmund	Fair View, Sevenoaks, Kent.
2700	1894, Oct. 30	*Neubronner, Harry Alfred	15, Whitehall Place, S.W.
2701	1894, Oct. 30	*Nicholls, Edward Alfred	6, Buckingham Terrace, New Southgate, N.
1974	1891, Jan 17	*Nockolds, Alfred George	Castle Hill House, Saffron Walden, Essex.
1556	1889, Jan. 14	*¶Nockolds, Martin Charles Hubert	Saffron Walden, Essex.
2633	1894, Feb. 23	*¶Norman, James Noel	34, Great George Street, S.W.
1128	1884, Mar. 10	Norris, Edward James	Netherleigh, South Nutfield, Surrey.
2978	1895, Oct. 24	*Nuttall, Herbert	12, Market Street, Bury, Lancashire.
3051	1896, June 2	*Osenton, Charles	Estate Offices, Oxted, Surrey.
2541	1892, Nov 28	*Ouvry, Peter Arnold	East Acton, W.
2542	1892, Nov. 28	*Ovenden, Charles	1, Kelsey Square, Beckenham, Kent.
2702	1894, Oct. 30	*¶Page, Stanley Hatch	23, High Street, Maidstone, Kent.
2601	1893, Oct. 4	*¶Pain, George Lloyd	Woodhay, Silverdale, Carnforth, Lancashire.
2703	1894, Oct. 30	*Pain, William Henry	4, Polygon Road, Southampton.
2495	1892, Feb. 26	*Palmer, William Edward King, A.R.I.B.A.	Huntingdon Lodge, New Malden, Surrey.
2979	1895, Oct. 24	*Parks, Walter	Sidley House, Bexhill, Sussex.
2704	1894, Oct. 30	*Parry, Richard Frederick	Lydbury North, Shropshire.
2980	1895, Oct. 24	*Paul, John William	Westbury, East Finchley, N.
402	1875, May 10	Payne, William Percy	Holmesdale, The Park, Nottingham.
857	1882, Dec. 18	Peace, Alfred L., A.M.I.C.E.	Thorne, Doncaster.
2602	1893, Oct. 4	*Pearce, Fred. W.	Local Board Offices, Wimbledon.
1146	1884, Apr. 21	Pearce, Frederick William	9, Whitehall Place, S.W.
1167	1884, May 5	Pearce, William John	4, Frederick's Place, E.C.
2981	1895, Oct. 24	*¶Pearson, Harry John	Vestry Hall, Kennington Green, S.E.
2603	1893, Oct. 4	*¶Pearson, Howard	Stoughton, Leicester.
2634	1894, Feb. 23	*Pegge, John Thomas	City Surveyor's Office, Guildhall, York.
1898	1890, Nov. 22	*Perkins, Joseph	Glencoe, Willows Road, Balsall Heath, Birmingham.
1389	1887, Apr. 18	*Perks, Sydney, A.R.I.B.A.	28, Dover Street, Piccadilly, W.
1021	1883, Dec. 17	Pewtress, Herbert Wilmshurst	15, Cursitor Street, Chancery Lane, W.C.
1129	1884, Mar. 10	Phillips, George Cawkwell	Mildmay Road, Chelmsford, Essex.
2705	1894, Oct. 30	*Phillips, Francis John	The Limes, Grove Road, Chelmsford, Essex.
1079	1884, Jan. 28	Phillips, John Henry	130, Mount Street, Berkeley Square, W.
1448	1888, Jan. 23	*Phillips, William Dearlove	High Wycombe, Bucks.
1342	1886, Dec. 6	*Physick, Walter Frederick	30, Somerset Street, Portman Square, W.
2982	1895, Oct. 24	*Piercy, Frederic Onslow	The Elms, Lowthorpe, East Yorkshire.
2705	1894, Oct. 30	*Pilditch, John Jarvis	63, Oakhill Road, Putney, S.W.

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1899	1890, Nov. 22	*PINDER, RICHMOND	49, Upper Baker Street, N.W.
2496	1892, Feb. 26	*POCHIN, THOMAS CLEMENT. .	5, Rose Bank, Manningham, Bradford, York
2497	1892, Feb. 26	*POGGIO, ELOI JOHN	Surveyor's Department, Public Offices, Road, Kilburn, W.
2707	1894, Oct. 30	*¶POWELL, CHARLES REGINALD EVERNDEN	Downside, Okehampton, Devon,
1343	1886, Dec. 6	*PRATER, THOMAS HERBERT	Parlington Estate Office, Aberford, near L Yorkshire.
2708	1894, Oct. 30	*¶PRITCHARD, HERBERT ALFRED	14, Warwick Road, Earl's Court, S.W.
2983	1895, Oct. 24	*PROTHEROE, WILLIAM SUDBURY	67, Cheapside, E.C.
1680	1889, Dec. 9	*PUCKRIDGE, PERCIVAL MARTIN .	82, Queen Street, E.C.
2733	1895, Mar. 18	*PUNCHARD, CHARLES BATES .	Underley Estate Office, Kirkby Lonsdale, moreland.
2984	1895, Oct. 24	*¶PURVIS, CHARLES JAMES .	48, Shardeloes Road, New Cross, S.E.
2985	1895, Oct. 24	*PYE, GEORGE HENRY . . .	143, Old Road, Heaton Chapel, Stockport.
2635	1894, Feb. 23	*¶RAFFETY, HERBERT WILLIAM.	Leek Wootton, Warwick.
1289	1885, Dec. 7	*RAND, JOHN	Sudbury Priory, near Harrow.
2709	1894, Oct. 30	*READ, WALTER HERBERT . .	Preston, Yeovil, Somerset.
881	1883, Jan. 29	RIGDEN, CHARLES FURNER. .	Hollybank, Peperharrow Road, Godalmi Surrey.
753	1882, Feb. 13	ROBERTS, CHARLES GORDON. .	42, New Broad Street, E.C.
2710	1894, Oct. 30	*ROBERTS, JOSEPH WILLIAM GEORGE	1, Helena Chambers, Ealing, W.
803	1882, Apr. 24	ROBINSON, MARTIN CATLIN . .	Wenden, Saffron Walden, Essex.
2986	1895, Oct. 24	*ROGERS, THOMAS GEORGE . .	Estate Offices, Railway Approach, Archway Highgate, N.
1130	1884, Mar. 10	ROSE, EDWARD JOSEPH . . .	Stowford, near Headington, Oxfordshire.
1081	1884, Jan. 28	ROSS, DAVID JAMES, A.M.I.C.E.	Surveyors' Office, Guildhall, E.C.
1695	1890, Jan. 6	*ROWLEY, WILLIAM TAYLOR. .	Royston, Cambridgeshire.
1901	1890, Nov. 22	*RUDDLE, FRANK J.	London County Council, Spring Gardens, S
1024	1883, Dec. 17	SABIN, JOSEPH HENRY . . . (*Professional Associate of Council*)	16, Whitehall Place, S.W.
2734	1895, Mar. 18	*SAISE, ALFRED JOHN. . . .	Stapleton Urban District Council, Fishpo near Bristol.
2604	1893, Oct. 4	*SAKER, SYDNEY	3, Bank Buildings, Hastings.
2605	1893, Oct. 4	*SALE, ARTHUR REED . . .	32A, Lowther Street, Carlisle.
1424	1887, Dec. 19	*SALT, REGINALD NOWELL . .	Quarry Place, Shrewsbury.
2987	1895, Oct. 24	*¶SANDFORD, CHARLES SIDNEY .	Ecclesall Vicarage, Sheffield.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
971	1883, May 25	*Satchell, Charles . . .	Caixa Postal 445, Para, Brazil.
1728	1890, Feb. 10	*Satchell, Herbt. A., A.R.I.B.A.	3, Verulam Buildings, Gray's Inn, W.C.
1147	1884, Apr. 21	Saunders, Samuel Brown. .	Estate Office, L. & S. W. Ry., Addington Street, York Road. Waterloo Station, S.E.
2711	1894, Oct. 30	*Sawyer, John Ashton . . .	5, Meyrick Terrace, White Cross Road, Hereford.
1148	1884, Apr. 21	Scarlett, Harry	Preston House, Firle, Lewes, Sussex.
2712	1894, Oct. 30	*Scorer, Alfred George . .	Flaxmoor, Caston, Attleborough, Norfolk.
2713	1894, Oct. 30	*Scott, Archibald Lacy . .	Bury St. Edmund's, Suffolk.
2545	1892, Nov. 28	*Scott, Thomas	The Rectory, Lavenham, Suffolk.
3023	1896, Jan. 21	*Scrivener, John Charles . .	Royal Kentish Buildings, Tunbridge Wells, Kent.
2637	1894, Feb. 23	*Seddon, George Farquharson	27, Bow Lane, E.C.
2468	1891, Nov. 4	*Sedgwick, Rupert William .	38, High Street, Watford.
1729	1890, Feb. 10	*Selby, Frank	44, Chancery Lane, W.C.
1234	1884, Dec. 8	*Selby, John Baseley . . .	Atherton Hall, Leigh, near Manchester.
572	1880, Feb. 16	Sexby, John James	London County Council, Spring Gardens, S.W.
1425	1887, Dec. 19	*Shaw, Arthur	Ramsden Estate Offices, Railway Street, Huddersfield.
1149	1884, Apr. 21	Sherry, Nathaniel. . . .	45, Fenchurch Street, E.C.
3052	1896, June 2	*Shrimpshire, Samuel . . .	153, Saltram Crescent, St. Peter's Park, Paddington, W.
2988	1895, Oct. 24	*Shufflebotham, John Henry	Kingston, Taunton, Somerset.
2714	1894, Oct. 30	*Skeat, Arthur Percival . .	St. Helen's Chambers, York.
858	1882, Dec. 18	Skingle, Alfred	29, Fleet Street, E.C.
2546	1892, Nov. 28	*Skipper, Henry Herbert . .	Admiralty, Director of Works Department, 21, Craven Street, Charing Cross, W.C.
1050	1884, Jan. 14	Slade, Isaac	96, Queen Street, E.C.
2638	1894, Feb. 23	*Sly, Joseph Townson . . .	43, Hampton Road, Forest Gate, E.
2715	1894, Oct. 30	*Smith, Alexander George .	46, Sydney Street, Chelsea, S.W.
2989	1895, Oct. 24	*Smith, Charles Gordon . .	33, West Bank, Stamford Hill, N.
2052	1891, Mar. 14	*Smith, James	Borough Surveyor's Office, Town Hall, Buckingham.
2990	1895, Oct. 24	*Smithells, Edwin	Pen-y-ghent View, Settle, Yorkshire.
152	1868, Nov. 9	Smyth, Edward	9, Whitehall Place, and 52, Wiltshire Road, Brixton, S.W.
		(Professional Associate of Council)	
1905	1890, Nov. 22	*Snailum, Walter Wadman .	Church Street, Trowbridge, Wilts.
2991	1895, Oct. 24	*Southorn, Charles Herbert.	38, The Parade, Leamington.
2499	1892, Feb. 26	*Soutter, Ernest	23, College Hill, Cannon Street, E.C.
2607	1893, Oct. 4	*¶Sowels, William Clowes .	Pound Stud Farm, Hatchford, Cobham, Surrey.
1906	1890, Nov. 22	*Spelman, William Wilton Rix	St. Giles Street, Norwich.
868	1883, Jan. 15	Stacey, William	80, Cheapside, E.C.
1697	1890, Jan. 6	*Stainton, Francis Charles .	105, Leadenhall Street, E.C.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2608	1893, Oct. 4	*Staley, Albert Henry . .	Coton Road, Nuneaton.
2992	1895. Oct 24	*Standen, Arthur Carnegie .	2, Serle Street, Lincoln's Inn Fields, W.C.
2556	1892, Nov. 28	Staunton-Wing, George . .	The Cedars, Castor, Peterborough.
710	1882, Jan. 16	Stevenson, Frederick J. . .	4, Frederick's Place, E.C.
828	1882, Dec. 4	Stower, Joseph	29, Fleet Street, E.C.
2993	1895, Oct. 24	*Strouts, Lewis Herbert . .	Belgrave Place, St. Mary Cray, Kent.
1578	1889, Feb. 11	*Stucké, Wm. Henry, A.R.I.B.A.	P.O. Box 2271, Johannesburg, S.A.R., and Box 91, Bloemfontein, O.F.S., South Afri
2716	1894, Oct. 30	*Stupart, Charles Walter .	4, Plymouth Road, Totnes, Devon.
1285	1884, Dec. 8	*Sturge, Theodore	34, Corn Street, Bristol.
1296	1886, Jan. 11	*Sturgess, John Moore . .	Penshurst Park, near Tunbridge, Kent, and Cockspur Street, Charing Cross, S.W.
1708	1890, Jan. 27	*Sturley, Arthur Dyson . .	The Hollies, Larkfield Road, Richmond, Sur
1978	1891, Jan. 17	*Summerfield, Joseph Charles	73, Chelsea Gardens, S.W.
2717	1894, Oct. 30	*¶Tallent, Edwin James . .	Shadwell, Thetford, Norfolk.
212	1869, Jul. 26	Taylor, George.	Hillside House, Turner's Hill, Crawley, Sus and 6, Queen Anne's Gate, S.W.
2718	1894, Oct. 30	*Tewson, Leonard	80, Cheapside, E.C.
2610	1893, Oct. 4	*Theakston, William Pease .	25, Ermine Street, Huntingdon.
3053	1896, June 2	*Theobald, John Medows . .	110, Great Russell Street, W.C.
2549	1892, Nov. 28	*Thomas, Edward Morgan Dawson	41, Gay Street, Bath.
2719	1894, Oct. 30	*Thomas, Illtyd	17, Quay Street, Cardiff.
1027	1883, Dec. 17	Thompson, Alfred	Estate Department, South Eastern Rail London Bridge, S.E.
2720	1894. Oct. 30	*Thompson, Claude William George Hugh	The Vicarage, Framfield, Sussex.
2611	1893, Oct. 4	*Thompson, Frederic Hubert .	Horsley Vicarage, near Derby.
2721	1894, Oct. 30	*Thompson, Joseph Atherden.	22, Surrey Street, Strand, W.C.
2735	1895, Mar. 18	*¶Thompson, Roland O'Brien .	Grove Cottage, Cookham Dean, Maidenh Berks.
2500	1892, Feb. 26	*Thurgood, Albert Edward .	50, High Street, Guildford, Surrey.
1100	1884, Feb. 11	Thurgood, Ernest Charles .	27, Chancery Lane, W.C.
1537	1888, Dec. 10	*Tilly, Hubert Douglas . .	50, High Street, Maidenhead, Berks.
2736	1895, Mar. 18	*Townend, William	Park Farm, Seacroft, near Leeds.
1979	1891, Jan. 17	*Townsend, George James . .	London County Council, 40, Craven St Strand, W.C.
1052	1884, Jan. 14	Tudor, Edward Charles Buchanan	Goole Rural District Council, Goole, Yorks.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1894	1887, May 23	*Turner, Percy	Dale Hall, Henley Road, Ipswich, Suffolk.
2612	1893, Oct. 4	*Tyler, William Bott	Estate Department, Euston Station, N.W.
1168	1884, May 5	Udny, Augustus Charles	142, Springfield Road, Brighton.
1596	1889, Feb. 25	*Vale, Henry	Darlington Street, Wolverhampton.
2551	1892, Nov. 28	*Venning, Alfred John Meybohm	26, Ker Street, Devonport, Devon.
1907	1890, Nov. 22	*Verity, Ernest George	51, Golden Square, W.
2994	1895, Oct. 24	*Vinten, Harold Bertram	72, High Street, Ramsgate.
1464	1888, Feb. 20	*Wade, Henry	10, Pitt Street, Barnsley.
1699	1890, Jan. 6	*Wain, George Sparrow	8 and 9, Essex Street, Strand, W.C.
2995	1895, Oct. 24	*Waldram, Percy John	17, Buckingham Street, Charing Cross, S.W.
2613	1893, Oct. 4	*Waldram, Robert Edward	7, Orsett Road, Grays, Essex.
576	1880, Mar. 1	Walker, Leon Victor	79, Dunsmure Road, Stamford Hill, N.
3024	1896, Jan. 21	*Walker, William Selves	22, Moorgate Street, E.C.
1028	1883, Dec. 17	*Wallis, John David	20, Booth Street, Manchester.
1426	1887, Dec. 19	*Warton, Wilfred	43, Chancery Lane, W.C.
1030	1883, Dec. 17	Waterer, Clarence	Dover House, Chertsey, Surrey.
1980	1891, Jan. 17	*Watson, Claude Henry	Greysouthen, Cockermouth, Cumberland.
1751	1890, Feb. 24	Watson, George	45, Parliament Street, S.W.
2996	1895, Oct. 24	*¶Watson, Herbert John	Estate Office, Haigh Hall, Wigan.
1539	1888, Dec. 9	*Watson, Richard	19, Gloucester Road, Newton Abbot, South Devon.
2614	1893, Oct. 4	*Watson, William James	13, Pembroke Square, Kensington, W.
1552	1892, Nov. 28	*Weatherhead, David Wilkinson	Croft House, Keighley, Yorkshire.
1540	1888, Dec. [illegible]	*Webb, Frederic Noel	Babraham, Cambridge.
1908	1890, Nov. 22	*¶Webster, Hugh Calthrop	97, Gresham Street, E.C.
2031	1883, Dec. 19	Wells, Edward Ogbourn	9, Whitehall Place, S.W.
1553	1892, Nov. 28	*¶Wells, William Henry	14, Girdler's Road, West Kensington, W.
1930	1883, April 16	Weston, George	177, Harrow Road, Paddington, W.
1941	1883, April 30	Weston, Joseph Aurelius	83, High Street, Bedford.
1429	1887, Dec. 19	*Whalley, Frederick Herbert	Palmerston Buildings, Queen Street, Auckland, New Zealand.
1430	1887, Dec. 19	*Wheeler, Charles Trevor Ogle	18, Parliament Street, S.W.
1554	1892, Nov. 28	*Wheeler, John Henry	189, Fulham Road, S.W.
1516	1893, Oct. 4	*Whitaker, Ernest Victor	Gorsty Villa, St. Peter's Road, St. Albans, Herts.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2737	1895, Mar. 18	*WHITBY, HERBERT BATESON	St. John's Vicarage, Sandown, Isle of Wight.
2997	1895, Oct. 24	*WHITE, WALTER ERNEST COATES	Manor Farm, Beedon, Newbury, Berks.
3025	1896, Jan. 21	*WHITE, WILLIAM, JUN.	Dunston Hill, Whickham, Northumberland.
2998	1895, Oct. 24	*WHITTON, PERCY.	6, Bishopsgate Street Without, E.C.
1440	1888, Jan. 9	*WIGHT, NORMAN	Boscombe, Bournemouth, Hants.
3026	1896, Jan. 21	*¶WILDE, SIDNEY ALGERNON	Lynwood, Macaulay Road, Clapham Comm S.W.
2146	1891, May 23	*WILKS, ERNEST STRINGER.	Douglas Avenue, Hythe, Kent.
2738	1895, Mar. 18	*¶WILLIAMS, HENRY CUTHBERT	13, Albany Road, Stroud Green, N.
442	1876, Apr. 3	WILLIAMS, WILLIAM WELSBY	Farnham, Surrey.
2617	1893, Oct. 4	*¶WILLIS, EDWARD	21, Cornwall Gardens, Willesden Green, N.W
1083	1884, Jan. 28	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
2618	1893, Oct. 4	*WILSON, ALEXANDER MILLS	Banner Cross, Sheffield.
2472	1891, Nov. 4	*WILSON, JAMES CALVERT	Worsthorne Estate Office, Burnley, Lancashi
2555	1892, Nov. 28	*WILSON, JOHN HAYES	10, Upstall Street, Camberwell, S.E.
1449	1888, Jan. 23	*WILSON, WILLIAM EDWARD	St. Andrew's Chambers, Albert Square, M chester.
2640	1894, Feb. 23	*¶WONNACOTT, ERNEST WILLIAM MALPAS, A.R.I.B.A.	74, Torbay Road, Brondesbury, N.W.
1981	1891, Jan. 17	*WOOD, EDWARD BRYAN	6, Oakfield Road, Clifton, Bristol.
2724	1894, Oct. 30	*¶WOOD, LESLIE STUART	Aberdeen Lodge, The Ridgway, Enfield, N.
2501	1892, Feb. 26	*WOODWARD, WALTER HENRY	69, Kennington Oval, S.E.
1358	1887, Jan. 10	*WOOLNOUGH, JOHN WILLIAM	6, Vicarage Drive, Eastbourne.
1431	1887, Dec. 19	*WORTHINGTON, JAMES SCOTT	4, Frederick's Place, E.C.
2725	1894, Oct. 30	*WRIGHT, PHILIP CHETWOOD	Brattleby Hall, near Lincoln.
395	1880, Dec. 13	WRIGHT, THOMAS HAWKINS.	The Hermitage, Thrapstone, Northamptons
2619	1893, Oct. 4	*WRIGHTSON, ROBERT GARMONDSWAY	Alton, Hants.
2726	1894, Oct. 30	*WYATT, ARCHIBALD	The Jungle, Porchester, Hants.
2999	1895, Oct. 24	*YOUNG, WILLIAM.	Victoria Street, St. Albans, Herts.

Total number of Professional Associates, 480.

Associates.

Date of Election.		
1876, Mar. 20	Acland, Sir Thomas Dyke, Bart.	Killerton, Exeter.
1880, Dec. 13	Bankes, John Eldon . . .	4, Elm Court, Temple.
1888, May 14	Barnes, George Frederick .	London County Council, Spring Gardens, S.W.
1868, July 27	Barry, John Wolfe, C.B., M.I.C.E. (*Associate of Council*)	21, Delahay Street, S.W.
1875, Dec. 13	Batten, John Winterbotham	3, Harcourt Buildings, Temple.
1879, Feb. 3	Beale, James Samuel . . .	28, Great George Street, S.W.
1892, Feb. 26	Bellewes, George Oliver .	45, Parliament Street, S.W.
1875, Feb. 1	Birch, Robert William Peregrine, M.I.C.E.. . .	5, Queen Anne's Gate, S.W.
1890, Jan. 6	Boulger, George Edward Simonds	18, Ladbroke Grove, Notting Hill, W.
1868, Jun. 23	Bramwell, Sir Fredk. Joseph, Bart., F.R.S., M.I.C.E. . .	5, Great George Street, S.W.
1884, Feb. 11	Bund, John W. Willis. . .	15, Old Square, Lincoln's Inn, W.C.
1890, May 29	Cadell, George	Langley House, Langley Avenue, Surbiton.
1871, Feb. 13	Castle, Edward James, Q.C. .	8, King's Bench Walk, Temple.
1891, Jan. 17	Clarke, Ernest	13, Hanover Square, W.
1883, Dec. 17	Clarke, Sir Edward, Q.C., M.P.	5, Essex Court, Temple.
1883, Dec. 17	Clode, Walter	3, Harcourt Buildings, Temple.
1886, Dec. 6	Clutton, Hubert Spencer .	9, Whitehall Place, S.W.
1894, Oct. 30	Colam, Robert Frederick .	4, Essex Court, Temple.
1896, Jan. 21	Coward, John Charles Lewis .	3, Pump Court, Temple.
1891, Nov. 4	Cowlard, Christopher Lethbridge	Launceston, Cornwall.
1885, Jan. 12	Cripps, Charles Alfred, Q.C.	2, Mitre Court Buildings, Temple.
1891, Nov. 4	Dowden, Walter Alfred Allen	281, Vauxhall Bridge Road, S.W.
1892, Nov. 28	Emden, T. Walter L. . . .	105 & 106, Strand, W.C.
1891, Nov. 4	Forbes, Alexander	3, Golden Square, Aberdeen.
1869, Feb. 22	Fowler, Sir John, Bart., K.C.M.G., F.R.S., M.I.C.E.	2, Queen Square Place, S.W.
1886, Jan. 11	Fream, William	Downton, Wilts.
1878, Feb. 12	Freeman, Geo. Mallows, Q.C.	11, King's Bench Walk, Temple.

Date of Election.	ASSOCIATES.	
1878, Mar. 11	FRESHFIELD, EDWIN . . .	5, Bank Buildings, E.C.
1876, Mar. 20	FRESHFIELD, WILLIAM DAWES .	5, Bank Buildings, E.C.
1890, Feb. 24	GAYTON, CHARLES	Much Hadham, near Ware, Herts.
1879, Apr. 28	GEPP, CHARLES BRAMSTON OSBORNE	Chelmsford, Essex.
1895, Mar. 18	GLEN, REGINALD CUNNINGHAM .	1, New Court, Temple.
1874, Jan. 5	GRANTHAM, RICHARD FUGE, M.I.C.E.	Northumberland Chambers, Northumberland Avenue, W.C.
1882, Mar. 27	HAMILTON, HENRY BEST HANS .	1, Brick Court, Temple.
1884, May 5	HAMOND, THOMAS ASTLEY HORACE	Ormond House, Great Trinity Lane, E.C.
1887, Jan. 24	HUDSON, ALFRED ARTHUR . .	5, Paper Buildings, Temple.
1885, Jan. 12	JONGH, JOHN ISIDORE DE . .	San José, Costa Rica, Central America.
1887, May 23	KINCH, EDWARD	Royal Agricultural College, Cirencester.
1873, April 21	KING, WILLIAM, M.I.C.E. . .	Gas Office, Duke Street, Liverpool.
1891 Nov. 4	LEWORTHY, JOHN HENRY . .	29, Fleet Street, E.C.
1874, Feb. 16	LITTLER, RALPH DANIEL MAKINSON, Q.C., C.B..	6, Pump Court, Temple.
1888, Mar. 5	LUARD, MAJOR-GEN. CHARLES EDWARD, R.E..	Ightham Knoll, near Sevenoaks, Kent.
1891, May 23	MALDEN, WALTER JAMES . .	Cardington, near Bedford.
1874, Feb. 16	MARRIOTT, THE RIGHT HON. SIR WILLIAM THACKERAY, Q.C., M.P.	6, Crown Office Row, Temple.
1886, Dec. 6	MARSHALL, FREDERICK, Q.C. .	3, Harcourt Buildings, Temple.
1891, Nov 4	MENCE, PHILLIP ALLAN . . .	29, Fleet Street, E.C.
1895, Oct. 24	MILLES, CHARLES WILLIAM .	8, Whitehall Place, S.W.
1888, Nov. 12	MOULTON, JOHN FLETCHER, Q.C., M.P.	11, King's Bench Walk, Temple.
1892. Dec. 18	MUNTON, FRANCIS KERRIDGE .	95A, Queen Victoria Street, E.C.
1895, Oct. 24	PAIN, ARTHUR CADLICK, M.I.C.E.	17, Victoria Street, S.W.
1894, Feb. 23	PINCHES, EDWARD EWIN . .	5, Essex Court, Temple, and 1, Nevern Road, South Kensington, S.W.
1888, Mar. 19	POLLARD, EDWARD HUTCHINSON	3, Elm Court, Temple.
1884, Feb. 11	POPE, SAMUEL, Q.C.. . . .	38, Parliament Street, S.W.
1894, Oct. 30	REDMAN, JOSEPH HAWORTH .	2, New Court, Lincoln's Inn, W.C.
1868, Nov. 9	REES, JOHN CHARLES . . .	5, Victoria Street, S.W.

Date of Election.	ASSOCIATES.	
1892, Nov. 28	REW, ROBERT HENRY . . .	Norfolk House, Norfolk Street, W.C.
1896, June 2	RICHARDS, HENRY CHARLES, M.P.	2, Mitre Court Buildings, Temple.
1885, Jan. 26	RICKARDS, ARTHUR GEORGE .	11, King's Bench Walk, Temple.
1882, Jan. 16	RIGG, HERBERT ADDINGTON .	9, King's Bench Walk, Temple.
1895, Oct. 24	RUSSELL, CHARLES ALFRED .	2, Harcourt Buildings, Temple, E.C.
1883, April 2	RYDE, WALTER CRANLEY . .	1, Brick Court, Temple.
1884, Dec. 8	SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham, Lincolnshire.
1889, Feb. 11	SETH-SMITH, ARCHIBALD . .	Silvermere, Cobham, Surrey.
1888, Apr. 30	SETH-SMITH, FREDERICK . .	The Lodge, Upton Gray, Winchfield, Hants.
1893, Oct. 4	SETH-SMITH, HUGH GARDEN .	Northern Club, Auckland, New Zealand, and Silvermere, Cobham, Surrey.
1886, Apl. 12	SHOPPEE, GERALD AUGUSTINE .	7, Furnival's Inn, E.C.
1879, Apr. 28	SLADEN, ST. BARBE	1, Delahay Street, S.W.
1896, Jan. 21	SOMERVILLE, WILLIAM . . .	Newcastle-on-Tyne.
1884, Jan. 14	STATHAM, WILLIAM ARNOLD .	12, King's Bench Walk, Temple.
1882, Jan. 16	STEPHENS, PEMBROKE S., Q.C. .	1, Plowden Buildings, Temple.
1886, May 3	STEVENS, WILLIAM RICHARD .	11, St. Thomas's Street, S.E.
1875, Jan. 4	STRUTT, THE HON. FREDERICK	Milford House, Derby.
1896, Jan. 21	STUTFIELD, ALFRED ROBERT OGILVIE.	The Bedford Estate Office, Bloomsbury, W.C.
1877, Dec. 10	SUTTON, HENRY	Farrar's Building, Temple.
1891, Nov. 4	THOMAS, GEORGE JAMES . .	London County Council, 40, Craven Street, W.C.
1880, Dec. 18	THOMAS, HUBERT	Watford, Herts.
1891, Mar. 14	VEASEY, THOMAS FREDERICK .	Copthall Buildings, E.C.
1887, Jan. 10	VENNING, JOHN JAMES EDGCOMBE	Devonport.
1885, May 18	WARREN, REGINALD AUGUSTUS.	99, Great Russell Street, W.C.
1876, Nov. 27	WEBSTER, SIR RICHD. EVERARD, K.C.M.G., Q.C., M.P. (*Associate of Council*)	2, Pump Court, Temple.
1884, May 26	WELLS, ALFRED DODD . . .	Sinodun, Wallingford, Berks.
1886, May 17	WHEELER, THOMAS WHITTENBURY, Q.C.	1, King's Bench Walk, Temple.
1876, Dec. 18	WILL, JOHN SHIRESS, Q.C., M.P.	2, Garden Court, Temple.
1891, Nov. 4	WILLIAMS, THOMAS D. . . .	The Lodge, Tedlescombe Road, St. Leonards, and Johannesburg.
1875, May 15	WINCKWORTH, LEWIS . . .	31, Abingdon Street, S.W.
1870, Jan. 10	WING, THOMAS TWINING . .	Upper Hale, Farnham, Surrey.
1890, Nov. 22	WRIGHTSON, JOHN	College of Agriculture, Downton, Wilts.

Total number of Associates, 87.

Colonial Fellows.

Dip. No.	Date of Election.		
2622	1893, Oct.	4	ANDERSON, CHARLES WILGRESS — Government Land Department, Georgetown, Demerara, British Guiana.
2623	1893, Oct.	4	BOWEN, ERNEST FRANCIS SINDERBY — Public Works Department, Barbados, West Indies.
3055	1896, June	2	BURNS, GAVIN JAMES — 27, St. Reale, Sliema, Malta.
2641	1894, Feb.	23	CLARK, GAIUS — Park Street Post Office, Sydney, New South Wales.
2642	1894, Feb.	23	LIDDELL, WALTER COLIN — Kingston, Jamaica.
3056	1896, June	2	MCGAHAN, AMOS HARVEY — Gordon Town, P.O., Jamaica, W.I.
2648	1894, Feb.	23	MILLER, WILLIAM — Nassau, Bahamas, West Indies.
3008	1895, Oct.	24	MORVANT, JOSEPH EMILE — Port of Spain, Trinidad, B.W.I.

Total number of Colonial Fellows, 8.

Students.

Passed Preliminary Examination.		
1894	ADAMS, ERNEST VICTOR	The Cedars, Brockley Hill Park, Forest Hill,
1895	ADDIE, JOHN HEATHCOTE	Powis Castle Park, Welshpool.
1894	ADDISCOTT, HENRY HUGH	18, St. Kilda's Road, Stoke Newington, N.
1896	ANDREWS, ARTHUR GEORGE	59, Parkgate Road, Chester.
1895	BADDELEY, BERNARD BERESFORD	Lakefield, Woodberry Down, Stamford Hill,
1894	BAINES, JOHN CECIL	31, Upper Tichbourne Street, Leicester.
1894	BANKS, HERBERT RICHARD	Wellbrooke, Mayfield, Sussex.
1895	BAVERSTOCK, HAROLD BRIDGE	Nightingale Road, Godalming, Surrey.
1896	BAYES, JOHN GEORGE	1, The Avenue, Bedford.
1895	BEDWELL, ERNEST CHARLES	37, Ossington Street, Bayswater, W.
1895	BERRY, CHARLES WINDSOR	Bracondale House, Worple Road, Wimbledon, S.W.
1894	BICKFORD, JOSEPH GRANT	23, Charleville Road, West Kensington, W.
1895	BLUNT, MONTAGUE CECIL	8, Westbourne Crescent, Hyde Park, W.
1896	BLYTH, GEORGE ALFRED	Leighs Lodge, Felstead, Essex.
1895	BOWDEN, GEORGE	Woodbine House, Westhoughton, Lancs.
1895	BOWDEN, HARRY	3, Gloucester Villas, Newport, Barnstaple.
1895	BRACKETT, WILLIAM NEWBEGIN	Orsett, Essex.

Passed Preliminary Examination.	STUDENTS.	
1896	Briggs, David	Brigg, Lincolnshire.
1893	Burgess, Henry Herbert Philip,	12, Oppidans Road, Regent's Park, N.W.
1895	Burrows, Frank Herbert . .	Elwick House, Bank Street, Ashford, Kent.
1896	Cargill, Campbell Featherston	Masham, York.
1896	Carr, Herbert Francis . .	Manor House, Appledram, near Chichester.
1895	Castle, Thomas Amelius Marriott	89, Harcourt Terrace, South Kensington, S.W.
1896	Catleugh, William Denzil .	Donnington Road, Newbury, Berks.
1896	Chattell, Francis Lariot . .	Camden Rise, Chislehurst, Kent.
1895	Chesterton, Frank Sidney .	31, Pembroke Road, Kensington, W.
1895	Clarke, Charles Wentworth .	1, Park Place, Leeds.
1893	Clarke, John William . . .	10, Hillgrove Road, South Hampstead, N.W.
1895	Clarkson, William	136, High Street, Poplar, E.
1894	Colbourne, Robert Bertram .	91, Trent Villas, Lichfield.
1893	Cole, Richard Ernest . . .	4, St. Margaret's Bank, Rochester, Kent.
1895	Collins, Horace	Suffield House, High Wycombe, Bucks.
1896	Constable, John	41, Amerland Road, West Hill, Wandsworth, S.W.
1896	Cook, Edward Arthur . . .	St. Helen's, Reading Road, Henley-on-Thames.
1896	Cooke, Henry Fothergill . .	4, Normanton Road, Clifton, Bristol.
1896	Corlett, Lionel	226, South Lambeth Road, S.W.
1893	Cowell, Wilfred Lee . . .	32, Crouch Street, Banbury, Oxfordshire.
1893	Cowin, Norris Tynwald . .	23, Bernard Street, Russell Square, W.C.
1895	Cox, George Frederick . .	Sunnyside, College Road, Maidstone, Kent.
1896	Cragg, George Edwin . . .	Quarry Bank, Greenside, near Kendal.
1895	Crowther, Cyril	Strawberry Hill, Haulgh, Bolton, Lancashire.
1896	Cutler, George	West Bank, Lewisham Hill, Blackheath, S.E.
1896	Dancaster, Fred Harry Arthur	Goodwin, Carysfort Road, Boscombe, Hants.
1895	Daniel, Henry Ivie Herbert Hood	Keynsham Manor, near Saltford, Somerset.
1894	Daniel, Henry Wilkinson .	The Firs, Ashby Road, Burton-on-Trent.
1896	Darnell, Charles Tilley . .	Blaby, Leicester.
1896	Denniford, Percy	Cotehele, Oxford Road, Teddington.
1896	Denton, William	Raisen Hall, Wadsley Bridge, Sheffield.
1894	Drew, Walter Hubert . .	Grove Cottage, Cookham Dean, Maidenhead, Berks.
1896	Driver, Arthur Charles . .	4, Whitehall, S.W.
1895	Dunningham, Thos. Frederic .	38, East Hill, Colchester, Essex.
1896	Dunt, John Harlow . . .	16, Dafforne Road, Upper Tooting, S.W.

Passed Preliminary Examination.	STUDENTS.	
1896	Ellis, Alfred Cave . . .	21, West Hill, Highgate, N.
1896	Ellis, Arnold Robertson . .	2, St. Paul's Square, Bedford.
1894	Ellis, Louis Boissevain . .	Falcon Court, 32, Fleet Street, E.C.
1895	Evans, Franklin Boucher .	Heath View, Southborough, Tunbridge Wells, Kent.
1895	Field, Charles Roland . .	211, Anerley Road, Anerley, S.E.
1895	Fielder, Edward Christopher	Milbourne, Malmesbury, Wilts.
1895	Fitch, Arthur Llewellyn .	Denmark House, Erleigh Road, Reading.
1895	Flower, Philip Arthur . .	2, Shirburn Villas, High Wycombe, Bucks.
1896	Forrest, John	53, James Street, Blackburn.
1895	Foulkes, Noel Macintyre .	Grove Lodge, Tring, Herts.
1896	Freuer, William Samuel . .	West Rudham, Swaffham, Norfolk.
1896	Furmedge, John Harris . .	Middleton Stoney, Bicester, Oxon.
1895	Gayer, Alfred Edward . .	St. Matthew's Vicarage, Bristol.
1895	Gleed, Herbert Alexander .	21, Flodden Road, Camberwell, S.E.
1894	Goadby, Howard	Sidmouth House, London Road, Reading.
1895	Goldsmith, Douglas Fleet .	Blendworth, Horndean, Hants.
1895	Gomm, Herbert George . .	Rutland House, The Butts, Brentford.
1895	Goodchild, Charles Samuel .	Great Yeldham Hall, Halstead, Essex.
1895	Graham, Geo. Ernest Howgrave	12, Willow Road, Hampstead, N.W.
1895	Gray, Horace Norman. . .	Newlyn House, 131, Earlham Grove, Forest Gate, E.
1895	Gripper, Joseph Edward . .	45, East Street, Chichester.
1896	Hall, Henry Alexander Thomas	Ardenya, Foxrock, Ireland.
1896	Harrison, Henry Beauchamp .	2, Belgrave Villas, Chippenham.
1896	Hartley, Tom Percy . . .	Uffculme, Garlinge Road, West Hampstead, N.W.
1896	Hassett, Reginald Charles .	14, Dering Street, New Bond Street, W.
1895	Hawkins, John Frederick .	6, Ravensbourne Road, Bromley, Kent.
1896	Hawkins, Lancelot Goulder .	Downham Market, Norfolk.
1895	Heal, Harold	Nower Hill, Pinner.
1896	Heath, Henry Cubitt . . .	Kingsbridge House, Westcombe Park, Blackheath, S.E.
1894	Hickman, Arthur Murhall .	Seaton Lodge, Shrewsbury.
1896	Hilliard, Hugh Neville . .	Writtle, Chelmsford, Essex.
1896	Hinchsliff, Henry Robert .	23, Victoria Street, Crewe.
1896	Hinks, Henry	23, Tavistock Road, Croydon.
1895	Holme, Richard Carlyle . .	Brook House, Worsley, near Manchester.

Passed Preliminary Examination.	STUDENTS.	
1895	Hood, Thomas, Jun. . . .	Bog End, Duns, N.B.
1893	Howland, Arthur Frank . .	Rushymead, Coleshill, Amersham, Bucks.
1896	Howland, George	Rushymead, Coleshill, Amersham, Bucks.
1896	Humphry, Martin George . .	Fox House, Royston, Cambs.
1893	Huskinson, Ernest Amphlett	Epperstone Manor, Nottingham.
1894	Hyam, William Percy . . .	35, Tavistock Square, W.C.
1895	Jackson, Robert Evan . . .	Hall, Gowan, Carnforth, Lancs.
1896	James, Thomas Annandale . .	Engineers' and Surveyors' Offices, Council Buildings, Acton, W.
1896	Johnston, Reginald	Villette, Narbonne Avenue, Clapham Common, S.W.
1895	Jones, Lawrence Everard .	153, Highbury New Park, N.
1894	Jones, Leonard Reginald . .	Glenfern, North Finchley, N.
1894	Kaye, Herbert	Queen's Road, Edgerton, Huddersfield.
1894	Kerr, John Murray . . .	Summerfield Park, Llanidloes.
1895	Kibblewhite, Henry James Treleaven	3, Field Court, Gray's Inn, W.C.
1896	Kincaid, Herbert Edward .	4, Ailesbury Road, Dublin.
1894	Kingsford, Percy Hamilton .	25, Clifton Gardens, Folkestone, Kent.
1895	Laird, Ninian P.	Kirby Muxloe, near Leicester.
1896	Lampard, Sydney Martin . .	114, Clapton Common, N.
1896	Leake, Robert	Holmleigh, Palace Gates Road, Wood Green, N.
1894	Lee, Henry	Carlton Terrace, Mill Hill Road, Norwich.
1896	Little, Hudson	Rose Villa, Wigton Road, Carlisle.
1896	Lloyd, Donald De Frates . .	Bellevue, Weyhill Road, Andover.
1896	Lomax, Ernest George . . .	Chapel House, Allen Street, Kensington, W.
1896	Longley, Ernest Horace . .	Blythswood, Victoria Road, Barnsley.
1896	Lumley, Edward Adrian . .	22, St. James's Street, S.W.
1894	Mallinson, Charles Herbert	50, Newhouse, Huddersfield, Yorkshire.
1895	Marcus, William Mortimer .	20, Strathblaine Road, New Wandsworth, S.W.
1896	Marshall, George Ernest .	The Poplars, Handsworth, near Sheffield.
1894	Martin, Herbert	Theydon Lodge, Theydon, Essex.
1896	Martin, John Pattinson . .	The Grove, Tring, Herts.
1893	Martin, Stanley Arthur . .	19, Endsleigh Street, W.C.

Passed Preliminary Examination.	STUDENTS.	
1894	MATHEWS, ROBERT ST. JOHN	184, Buckingham Palace Road, S.W.
1896	MEACHER, EDWARD ERNEST	24, Radnor Park Road, Folkestone, Kent.
1895	MILLWARD, JAMES	12, Albemarle Street, Clerkenwell, E.C.
1894	MITCHESON, HARRY	Carlisle Street, Dresden, Stoke-on-Trent.
1894	MOLYNEUX, FRANK EUSTACE	72, Lansdowne Road, Croydon.
1894	MORTIMORE, CLAUDE ALICK	Alnwick House, Catford Bridge, S.E.
1895	NEWMAN, HENRY ARTHUR	Ashley Road, Parkstone, R.S.O., Dorset.
1896	O'BRIEN, DONOUGH RICHARD	Charleville, Co. Cork.
1893	OLDMAN, MONTAGUE CHARLES	The Grange, Bletchingley, Surrey.
1896	OWEN, JOHN	South Cliff, Penarth.
1895	PAICE, WILLIAM	Hartland House, Woolacombe, N. Devon.
1896	PAYNE, EDGAR SELBY	South Hill, Bromley, Kent.
1896	PEARCE, FRANCIS ARTHUR	78, Blenheim Gardens, Willesden Green, N.W.
1895	PEARSE, THOMAS WILLIAM	Stoliford, Modbury, Devon.
1896	PEEBLES, PHILIP	Northfield, Albury, near Guildford, Surrey.
1895	PHIPPS, FREDERICK REGINALD	64, High Street, Tewkesbury.
1895	PINEGER, JAMES REGINALD	Newbury, Berks.
1895	PINFOLD, FRANCIS ARTHUR	125, Oxford Street, Rugby.
1896	PORTER, SIDNEY LAURANCE	27, Belsize Square, Hampstead, N.W.
1896	POTTER, SHIRLEY HERBERT	1, Wyndham Road, Edgbaston, Birmingham.
1896	PRICE, CAPEL HEREWARD	89, St. Paul's Road, Camden Town, N.W.
1896	RANSOM, THOMAS REGINALD	17, Dornton Road, Balham, S.W.
1895	RATCLIFFE, WILLIAM HODGSON	Cliffe House, Accrington, Lancs.
1896	RAWSTRON, CHAS. OLIVER	44, Regent Street, Lancaster.
1896	REDFERN, CHARLES FREDERICK	Elleray, Northfield, Worcestershire.
1896	REED, RICHARD GEORGE GORDON	Glendevon, Addiscombe Road, Croydon.
1895	REEVE, DOUGLAS WILLIAM	St. Moritz, Camborne Road, Sutton, Surrey.
1896	RENDELL, JOHN	Forde View, Torquay Road, Newton Abbott, Devon
1895	RICHARDSON, ARTHUR BAYLIFFE	78, King Edward Road, South Hackney, N.E.
1894	RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
1896	RIDDETT, MAURICE CHARLES	Highclere, Ryde, Isle of Wight.
1895	ROBINSON, RALPH ETESON	29, Beacon Hill, Camden Road, N.
1893	ROOK, JOSEPH TAYLOR	23, Spencer Street, Carlisle.

Passed Preliminary Examination.	STUDENTS.	
1896	Sandell, Stanley Luman . .	Belcaire, 77, Widmore Road, Bromley, Kent.
1896	Sanday, William Henry . .	Blackwell Hall, Chesham.
1896	Seale, Reginald	53, Western Terrace, Maidstone, Kent.
1896	Searle, Sydney	52, Beechill Road, Sheffield.
1895	Sheldon, Harold	Kinderton Street, Middlewich.
1895	Shorney, Arthur Shepherd .	Ewelme Park Farm, Henley-on-Thames.
1894	Simmons, James Edward . .	71, Broadway, Kettering.
1895	Simpson, Leslie Shepherd .	The Ferns, Newport, Pagnell.
1896	Smith, John Ambrose . . .	The Dale, Tatton Park, Knutsford, Cheshire.
1895	Stacey, Fredk. Chas. Webster	13, Camden Gardens, Shepherd's Bush, W.
1895	Stallard, Harold Orlando .	Heath Vicarage, Leighton Buzzard.
1895	Stimson, Herbert Percy . .	340, Brixton Road, S.W.
1894	Stokes, Hugh Charles . .	49, Upper Baker Street, W.
1896	Stone, George Frederick . .	26, Belsize Grove, Hampstead, N.W.
1894	Straker, Howard	2, Branksome Terrace, Bournemouth, Hants.
1895	Stringer, Ralph Noverray .	Sherfordville, Taunton, Somerset.
1895	Sutton, Frederick Stanley .	Willow Cottage, 133, Brixton Hill, S.W.
1896	Tait, Frank Vincent . . .	31, Pepper Street, Chester.
1895	Tate, Joseph George . . .	The Mount, Penshurst Park, Tonbridge, Kent.
1896	Tatlow, Tissington, Jun.. .	Somerset, Temple Road, Rathmines, Co. Dublin.
1896	Taylor, Edward Fergusson, Jr.	Hillwood, Lyonsdown, New Barnet.
1896	Terry, Frank Treacher . .	8, Hopton Road, Streatham, S.W.
1896	Timbrell, Alan	Broomhill House, Watson Road, Sheffield.
1894	Towse, John Stanley . . .	Hillside, Ravensbourne Park, Catford, S.E.
1894	Tregelles, John Allen, Jun.	Severn House, Newnham, Gloucestershire.
1896	Tyack, Arthur Henry . . .	88, Mosley Street, Manchester.
1894	Walton, Edgar Thomas . .	1, Crowhurst Road, Brixton, S.W.
1893	Ward, Frank Edward . . .	Rushmore, St. Cuthbert Street, Bedford.
1896	Waring, Holt	Waringstown, Co. Down.
1896	Waterfield, Horace Clare .	30, Prince's Square, Bayswater, W.
1895	Weall, John Graham . . .	Rutland Lodge, Watford, Herts.
1895	Weaver, Henry Percival Francis	Pedmore, near Stourbridge.
1896	Westwood, Percy James . .	26, High Street, Grays, Essex.
1894	Wheatley, Stephen Gladstane	263, Strand, W.C.
1895	Wheston, Wray Wilkins . .	Manor Farm, Thames Ditton.
1892	White, Henry Ernest . .	Dunston Hall, Whickham, Durham.
1896	Wilkins, William Fawcett .	30, Jessica Road, Wandsworth Common, S.W.

Passed Preliminary Examination.	STUDENTS.	
1894	WILKINSON, FRANK	168, North Street, Brighton.
1894	WILKINSON, PERCY NEWTON .	3, St. Mark's Square, Regent's Park, N.W.
1896	WILLIAMS, ARTHUR CODRINGTON	The Abbey House, Witchampton, Wimborne, Dorset.
1895	WILLOUGHBY, CHAS. ALBERT .	28, Friends Road, Croydon.
1895	WILSON, GEORGE FREDERICK .	243, Romford Road, Forest Gate, E.
1895	WILTON, JAMES PERCY	Agricultural College, Aspatria, Carlisle.
1895	WOOD, ROBERT	Ewhurst, Routh Road, Wandsworth Common, S.W.
1895	WOODS, HY. EDWARD ANZANI .	Lancaster Lodge, Sidcup, Kent.
1894	WOOLDRIDGE, HENRY WALTER.	20, High Street, Fareham, Hants.
1896	WRIGHT, ERNEST BERESFORD FITZHERBERT	The Rock Cottage, Leek Wootton, Warwick.
1895	WYATT, HERBERT GUY BUCKELL	New Park Villa, Eardley Road, Sevenoaks.

Total number of Students, 198.

SUMMARY.

Honorary Members	17
Fellows	1,813
Professional Associates	480
Associates	87
Colonial Fellows	8
Students	198
Total	2,603

NOTE.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members of the Institution who have Passed the Fellowship Examination.

1893 Abrams, Benjamin Percy.
1888 Adkin, Benaiah Whitley (*Special Sanitary Science Certificate*, 1893).
1893 Amos, Frank (*Crawter Prize*, 1893).
1892 Anscombe, Ernest.
1895 Aris, John Whitton.
1894 Arnott, John.
1887 Austin, Richard, Jun.
1891 *Aylen, Cecil Hugh.
1895 Bailey, Lewis Hewitt.
1891 Ball, William Alfred.
1893 Bancroft, Frederick Herbert.
1895 *Bannister, Tom Harrison Caffyn.
1891 Barnes, George Frederick.
1893 *Beadel, Frederick Maurice.
1889 Beard, Edwin Thomas.
1884 Bedells, Charles Herbert.
1895 Belcher, Edward John.
1896 *Bell, Herbert Owen.
1893 Bellingham, Archibald Turner.
1888 Benson, Robert Alan (*Bracketted Special Prize*, 1894).
1893 Beven, Septimus.
1894 Bidwell, John Evans.
1894 Birch, Richard Elwyn.
1889 Birch, Walter de Hoghton.
1893 Blackbourn, Henry.
1893 Body, Arthur.
1895 Booth, Gilbert William.
1891 Boulting, Frederick Edward.
1892 Brackett, Frederick Henry.
1895 Bradley, James William.
1895 *Bradshaw, Harry Greaves.
1893 Brady, Ralph Hollinshed.
1895 Breeds, Arthur Owen.
1894 Brinkworth, Robert Edwin.
1896 *Brooks, John McMullen.
1896 *Brooks, Philip Fuller.
1893 Brown, Alexander Burnett.
1893 Brown, Arthur Macdonald (*Driver Prize*, 1889).
1894 *Brown, George Turville.
1887 Buckland, Alfred Virgoe.
1893 Buckland, Sidney Crawford.
1887 Burrows, Alfred John.
1896 *Burton, Amos, Jun.
1891 Bushell, Henry.
1896 *Campbell, Hugh Bruce.
1895 *Carr, Thomas Edmund.
1892 Castle, Harold.
1895 Chambers, Theodore Gervase (*Penfold Gold Medal*, 1895).
1894 Coales, Herbert George.
1893 Cobham, George William (*Special Prize*, 1890; *Crawter Prize*, 1890).
1895 *Cooper, Alfred William.
1894 Cope, Henry James.
1892 Corderoy, Athelstane.
1893 Crier, John Thomas.
1895 *Cross, Arnold Charles Martin.
1890 Darch, John.
1892 Davey, Henry Thomas.
1895 Davies, Cyril Froodvale (*Crawter Prize*, 1895).
1894 Davies, David Thomas.
1886 Day, William, Jun.
1893 Debenham, Frank Bridgewater.
1894 *Debenham, Frederic Kersey.
1893 Debenham, Horace Bentley.
1890 Dendy, William Cooper (*Special Prize*, 1889).

* *Those to whose names a star is affixed, have passed the Fellowship Examination, but have not yet been transferred to the Class.*

Members of the Institution who have Passed the Fellowship Examination.—continued.

1885 Dickson, Thomas Arthur.
1896 *Dinwiddy, Donald.
1891 Done, John James (*Driver Prize*, 1887).
1888 Drew, Henry Alban.
1892 Dudley, Edgar.
1891 Eagland, William Francis.
1895 *Eason, Edward William (*Institution Prize*, 1893).
1894 Edmonds, John.
1896 *Egginton, Denys.
1895 Ellis, Albert Edward.
1889 Ellis, Francis, Jun.
1890 Ellis, Herbert Moates.
1890 Ellis, Ralph Staples.
1887 Eve, Herbert Trustram.
1895 Eves, Francis George Bertram.
1890 Eves, William Lionel.
1895 Fenn, Andrew Thomas Cranage.
1895 Fields-Clarke, George Thomas.
1894 Finn, Fred.
1894 Finn, Herbert Archibald (*Special Prize*, 1891).
1894 Fitt, Harry Charles.
1895 Ford, Solomon.
1890 Foster, Frank (*Special Sanitary Science Certificate*, 1892).
1894 Foster, James Herbert Furmedge.
1893 Franklin, Benjamin Belgrove.
1894 Fraser, William.
1894 Gardner, Gilbert.
1892 *Garrard, Arthur Norman.
1895 German, George, Jun. (*Driver Prize*, 1892).
1887 Gibb, William Pashley.
1892 Giddy, Osman Horton.
1893 Goddard, Alexander.
1886 Godfrey, Robert.
1892 Green, Alexander Ernest.
1896 Gregson, George Ernest.
1896 Griffin, Alfred.
1892 Grogan, Hedworth Herbert.
1892 Grover, Arthur.
1895 *Grover, Philip Gordon.
1891 Hadley, Frank.
1894 *Haigh, Thomas Frederick.
1891 Hall, William Timothy (*Institution Prize*, 1894).
1894 Hampton, George Frederick William.
1888 Hansell, Reginald Goddard (*Special Sanitary Science Certificate*, 1893).
1896 *Harrison, Geo. John Robertson.
1890 Haslam, Dryland. Jun.
1886 Hasluck, Lancelot Gerald.
1892 Hayward, Frederick George.
1891 Head, John George (*Crawter Prize*, 1891).
1895 Heward, Ernest James.
1891 Higgins, George.
1889 Hodge, Leonard Percival.
1895 *Holiday, Percy Cave.
1895 Hooper, Cecil Henry.
1883 Horne, William Edgar.
1895 *Jarman, Frank Wilmott.
1894 Jeffree, Sydney.
1895 Jenkinson, John.
1894 *Johnson, Bernard Marr.
1884 Johnson, Henry.
1894 Johnston, Walter Henry.
1889 Jonas, Harry Marshall (*Institution Prize*, 1887).
1890 Jones, Frederick Herbert.
1886 Jones, Henry Arthur (*Special Sanitary Science Certificate*, 1892).
1892 Kemp-Smith, James Frederick.
1888 King, Alfred.
1896 *Knight, George Edward.
1896 *Lakin-Smith, Ernest.
1889 Lambert, Godfrey Charles.
1895 *Lancaster, John Roy.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1893 *Lawley, Frederick William.
1893 Leaning, Henry John.
1895 Leaning, William Arthur
1894 Leather, George Herbert.
1893 Lee, John Wilfrid.
1895 Leeder, Ernest Holtham.
1895 Longsdon, Ernest Morewood.
1895 McCarthy, Henry Robert.
1895 MacNicoll, Douglas Henry.
1895 *Maddox, Harry Edward.
1891 Mann, Robert Bagshaw.
1895 Martin, Heber Gambling (*Institution Prize*, 1888).
1895 *Martin, Samuel.
1892 Martin, Thomas (*Special Forestry Certificate*, 1893).
1888 Massie, Frank.
1895 Mathews, Louis Osler.
1889 Maxwell, Francis William.
1893 Mellenfield, James Henry.
1890 *Melrose, Frank (*Special Sanitary Science Certificate*, 1893).
1892 Merry, Arthur Walker (*Institution Prize*, 1890).
1894 Messenger, Henry.
1884 Michelmore, Alfred (*Special Forestry Certificate*, 1890).
1892 Mitchell, George Sharman.
1884 Mixer, Edward.
1885 Moore, Harold Edward.
1894 Morris, Richard Percival.
1891 Mould, Graham Harley.
1892 Muller, John Joseph.
1894 Newman, Samuel Frank.
1895 *Nockolds, Martin Charles Hubert.
1895 *Norman, James Noel.
1883 North, George Frederic.
1894 Oakley, Christopher Percival.
1891 Oakley, John Hubert.
1892 Ogden, Michael Guy.
1892 Osenton, George, Jun.
1896 *Page, Stanley Hatch.
1895 *Pain, George Lloyd.
1885 Pain, James.
1892 Palamountain, Joseph Wm.
1891 Parris, Charles John.
1887 Parry, Richard.
1894 Partridge, Edward John (*Driver Prize*, 1890; *Penfold Gold Medal*, 1894, *and Crawter Prize*, 1894).
1886 Paull, Alan.
1896 *Pearson, Harry John.
1895 *Pearson, Howard.
1891 Perkins, Walter Frank (*Special Prize*, 1886).
1884 Peto, James Winder.
1885 Pilditch, Philip Edward (*Special Sanitary Science Certificate*, 1890).
1894 Potter, Herbert George.
1895 *Powell, Charles Reginald Evernden.
1896 Prall, Herbert Alexander.
1895 Prall, Herbert Edward.
1892 Preston, Samuel David.
1894 Price, Richard Arnold.
1896 *Pritchard, Herbert Alfred.
1891 Punchard, Frederick Burt.
1896 *Purvis, Charles James.
1896 *Raffety, Herbert William (*Special Prize*, 1892).
1892 Richardson, Oliver Archer (*Crawter Prize*, 1892).
1894 Robins, Philip Seymour.
1893 Robinson, Henry Herbert.
1884 Rolleston, William Gustavus Stanhope (*Institution Prize*, 1883).
1894 Roney-Dougal, John Dougal.
1887 Roods, Alfred (*Driver Prize*, 1886).
1889 Rundle, Edward Collins.
1889 Sadler, George William, Jun.
1896 *Sandford, Charles Sidney.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1891 Saunders, Charles Herbert.
1892 Savill, Edwin.
1894 Scruby, William Thomas.
1883 Silcock, Thomas Ball.
1892 Slater, Charles Frederick.
1895 Smith, Frank Braybrooke.
1889 Smith, Frank William (*Driver Prize*, 1888).
1884 Smith, William.
1896 *Sowels, William Clowes.
1894 Stapledon, Ernest Allen.
1896 *Tallent, Edwin James.
1895 Taylor, Harry William.
1894 *Tee, Samuel Clifford.
1894 Temple, Frederick Wilson.
1896 *Thompson, Roland O'Brien.
1895 Thring, Douglas Theodore.
1887 Tiffen, John Henry (*Institution Prize*, 1885).
1893 Tory, John Edward, Jun.
1885 Treadwell, Henry John (*Driver Prize*, 1883).
1893 Tuckett, Percival Fox.
1893 Tyler, James William.
1883 Vernon, Arthur.
1892 Walker, Joseph Arthur.
1895 Watson, James Bruce.
1896 *Watson, Herbert John (*Institution Prize*, 1895).
1894 Watson, John, Jun.
1892 *Webster, Hugh Calthrop.
1895 *Wells, William Henry.
1895 West, Charles Henry Edward.
1896 Whittaker, John Dronsfield (*Penfold Silver Medal*, 1894; *Driver Prize*, 1894; *Penfold Gold Medal*, 1896; *Crawter Prize*, 1896).
1896 *Wilde, Algernon Sidney.
1896 *Williams, Henry Cuthbert.
1894 *Willis, Edward.
1896 *Wonnacott, Ernest Wm. Malpas.
1891 Wood, Charles Bruce.
1896 *Wood, Leslie Stuart.
1895 Woods, Arthur George.
1895 Wyles, John Walter.
1892 Young, Harry Austin Lindsay.

Members of the Institution who have Passed the Professional Associateship Examination.†

1891 Abrams, Benjamin Percy.
1894 Adams, Gerald Jas. Frederick.
1895 Adams, Herbert.
1887 Adkin, Benaiah Whitley.
1893 Allen, John Parnell.
1895 Allen, Percy.
1892 Amos, Frank.
1895 Anderson, Thomas John.
1893 Andrews, Walter Ely.
1887 Anscombe, Ernest.
1890 Armytage, Francis Reginald.
1896 Arno, Samuel.
1885 Arnott, John (*Special Prize*, 1885).
1894 Aris, John Whitton.
1889 Assiter, Harry G. (*Special Sanitary Science Certificate*, 1892).
1894 Astley, Reginald Basil.
1887 Austin, Richard, Jun.
1890 Aylen, Cecil Hugh.
1893 Bailey, Louis Hewitt.
1885 Baker, Cecil Cautley.
1888 Ball, James Benjamin.
1889 Ball, William Alfred.
1890 Bancroft, Frederick Herbert.
1895 Banks, Frederick Stuart Angus.
1893 Bannister, Tom Harrison Caffyn.
1890 Barclay, Thomas.
1892 Barker, Geoffry Lionel.
1889 Barnes, George Frederick.
1884 Barratt, Harry.
1887 Bateman, Arthur Charles.
1890 Beadel, Maurice Frederick.
1885 Beard, Edwin Thomas.
1891 Beasley, John Arthur Llewellyn (*Driver Prize*, 1891).
1883 Bedells, Charles Herbert.
1894 Beken, George, Jun.
1888 Belcher, Edward John.
1894 Bell, Herbert Owen.
1889 Bellingham, Archibald Turner.
1884 Benson, Robert Alan.
1895 Bentley, Harold Edwin.
1892 Beven, Septimus.
1893 Bidwell, John Evans.
1895 Birch, Francis Julian Laurence.
1893 Birch, Richard Elwyn.
1884 Birch, Walter de Hoghton.
1886 Birkett, Tom.
1894 Blount, Edward.
1885 Blundell, Harry.
1893 Bodger, Percy Morris.
1890 Body, Arthur.
1895 Boord, Walter Bertram.
1887 Booth, Gilbert William.
1890 Boulting, Frederick Edward.
1886 Bousfield, Edwin Vaughan Davenport.
1891 Bowden, Ernest Newton.
1891 Bowden, John Friendship (*Institution Prize*, 1891).
1888 Bower, Arthur Wentworth Chivers.
1890 Brackett, Frederick Henry.
1894 Bradley, James William.
1893 Bradshaw, Harry Greaves.
1895 Bradwell, Gervase Hubbart.
1888 Brady, Ralph Hollinshed.
1888 Brevetor, Thomas, Jun.
1889 Bridgford, Leo Appleton.
1886 Briggs, John.

† *This list does not include the names of those who have passed the Examination but have not yet joined the Institution.*

Members who have Passed the Professional Associateship Examination—continued.

1894 Brinsley, Herbert George William.
1892 Brinkworth, Robert Edwin.
1895 Brooks, John McMullen.
1895 Brooks, Philip Fuller.
1891 Brown, Alexander Burnett.
1889 Brown, Arthur Macdonald.
1892 Brown, George Turville.
1887 Brown, William Edward.
1893 Brown, William Lobin Trant.
1894 Bruce, Alexander David.
1885 Buckland, Alfred Virgoe.
1891 Buckland, Sidney Crawford.
1888 Bulbeck, George.
1892 Burder, Reginald Edward Campbell.
1886 Burrows, Alfred John.
1895 Burton, Amos, Jun.
1887 Bushell, Henry.
1887 Buss, Fleetwood George William.
1894 Butler, Albert Ernest.
1895 Butler, Richard Pierce.
1894 Cambridge, William James.
1886 Campbell, Colin.
1895 Campbell, Hugh Bruce.
1891 Carr, Thomas Edmund.
1894 Carnell, Sydney George.
1887 Carter, Alfred Presley.
1895 Cartwright, Alfred Stott.
1891 Castle, Harold.
1894 Chambers, Theodore Gervase.
1893 Champion, George Ernest.
1888 Chalcraft, Henry Terrell.
1895 Chart, Christopher.
1888 Cheney, Edwin John.
1892 Child, Charles.
1888 Child, Edmund Herbert.
1885 Coales, Herbert George.
1890 Cobham, George William.
1889 Colbourn, Henry James (*Special Forestry Certificate*, 1890).
1887 Collingham, J. Cyril Lees.
1885 Collins, Marcus E.
1888 Collyer, Daniel William.
1892 Cooke, Lionel.
1893 Cooper, Alfred William.
1890 Cope, Henry James.
1891 Corderoy, Athelstane.
1895 Corfield, Thomas.
1894 Cowell, Herbert Lee.
1893 Cox, Reginald John.
1883 Crawter, John, Jun.
1894 Cregeen, Hugh Stowell, Jun.
1891 Crier, John Thomas.
1892 Crookes, Charles Reginald.
1894 Crosier, Charles.
1886 Crosland, Walter.
1891 Cross, Arnold Charles Martin.
1888 Crouch, James Leonard.
1895 Crowther, Keston Nelson.
1896 Crozier, George Francis.
1893 Darbishire, Harry Vernon.
1889 Darch, John.
1888 Davey, Henry Thomas.
1893 David, George Willoughby.
1893 Davies, Cyril Froodvale.
1892 Davies, David Thomas.
1891 Davis, Neville Brookes.
1883 Day, William, Jun.
1892 Debenham, Frank Bridgewater.
1893 Debenham, Frederic Kersey.
1891 Debenham, Horace Bentley.
1893 Delamare, Frank.
1889 Dendy, William Cooper (*Special Prize*, 1889).
1884 Dickson, Thomas Arthur.
1894 Dinwiddy, Donald.
1888 Dixon, Francis Edward (*Special Prize*, 1888).
1887 Done, John James.
1886 Drew, Henry Alban.
1895 Driffield, Thomas Henry.
1892 Druce, Edric.

Members who have Passed the Professional Associateship Examination—continued.

1889 Dudley, Edgar.
1888 Eagland, William Francis.
1893 Eason, Edward William.
1893 Easton, Walter John (*Driver Prize*, 1893).
1893 Edmonds, John.
1895 Eggington, Denys.
1893 Elgar, Walter Robinson.
1890 Elgood, Frank Minshull.
1892 Ellis, Albert Edward.
1890 Ellis, Francis, Jun.
1888 Ellis, Herbert Moates.
1887 Ellis, Ralph Staples.
1895 Evans, Ernest Sydney.
1895 Evans, Percival Baker.
1894 Eve, Charles Gerald.
1887 Eve, Herbert Trustram.
1892 Evered, Gilliebrand Edwin.
1892 Everett, Arthur Sherman.
1894 Everington, John.
1894 Eves, Francis George Bertram.
1888 Eves, William Lionel.
1894 Fagg, Edwin William.
1895 Farmer, Hugh Cecil.
1894 Finch, Clement Robert.
1892 Finn, Fred.
1891 Finn, Herbert Archibald.
1893 Fitt, Harry Charles.
1895 Fleetwood, George Spalding.
1893 Fletcher, Herbert Phillips.
1892 Flight, Alfred.
1892 Ford, Solomon.
1890 Forrest, William.
1889 Forster, Walter Hill.
1895 Foster, Edward Charles.
1888 Foster, Frank.
1895 Foster, Harry Masterton.
1892 Foster, James Herbert Furmedge.
1892 Fox, Charles Edward.
1894 Fox, Frederick Russell.
1891 Franklin, Benjamin Belgrove.
1895 Fraser, Thomas Smellie.
1890 Fraser, William.
1895 Funnell, Horace Frederick.
1889 Galsworthy, Vincent Somers.
1892 Gardner, Gilbert.
1895 Garner, John Stanley.
1890 Garrard, Arthur Norman.
1894 Garrett, Arthur Berry.
1892 German, George, Jun.
1896 Gethin, Randolph George.
1886 Gibb, William Pashley.
1885 Gibbon, William Jacomb (*Driver Prize*, 1885).
1889 Giddy, Osman Horton.
1894 Gilbert, John Sainsbury.
1894 Glover, Henry Alexander.
1889 Goddard, Alexander.
1885 Godfrey, Robert.
1886 Golightly, Charles Hugh.
1889 Grant, Joseph.
1893 Gray, Percy William.
1890 Green, Alexander Ernest.
1891 Green, Edmund Horace.
1893 Green, Frederick Algernon.
1887 Green, Thomas John.
1886 Green, Thomas Joseph.
1884 Greenop, Edward.
1895 Gregson, George Ernest.
1894 Griffin, Alfred.
1892 Griggs, Henry Jenner.
1888 Grimes, Ralph Fearon.
1890 Grogan, Hedworth Herbert.
1889 Grover, Arthur.
1894 Grover, Philip Gordon.
1888 Gunter, James.
1889 Hadley, Frank.
1892 Haigh, Thomas Frederick.
1892 Hales, Arthur John.
1884 Halkyard, William Redford.
1895 Hall, Frederick Walter.

Members who have Passed the Professional Associateship Examination—continued.

1895 Hall, Thomas Biddle.
1884 Hall, William Timothy.
1890 Hampton, George Fredk. William.
1895 Hankey, Gilbert Lionel.
1892 Hankinson, Francis Henry.
1887 Hansell, Reginald Goddard.
1894 Hardiman, Harry.
1887 Harding. Frederick Allcroft.
1895 Hardwick, Arthur Jessop.
1895 Harrison, Arthur.
1895 Harrison, Cyril Henry Gilmore.
1894 Harrison, George John Robertson (*Special Prize*, 1894).
1895 Harvey, Frederick Charles.
1888 Haskins, William Albion.
1889 Haslam, Dryland, Jun.
1883 Hasluck, Lancelot Gerald.
1893 Hawes, Frederick Kirk.
1890 Hayward, Frederick George.
1895 Haywood, Samuel Spencer.
1889 Head, John George.
1894 Heasler, Holland Charles.
1885 Hebblethwaite, Charles Henry.
1894 Heckford, Harley.
1892 Hellicar, George Thomas (*Special Sanitary Science Certificate*, 1893).
1896 Hemphill, Charles George Cathcart.
1886 Henderson, Richard.
1894 Heward, Ernest James.
1893 Hewett, George Thompson.
1895 Hicks, William Rooke.
1889 Higgins, George.
1886 Hill, Alfred.
1885 Hilliard, George Edward.
1888 Hodge, Leonard Percival.
1890 Hodgkinson, James Henry.
1893 Holiday, Percy Cave.
1891 Hollis, Herbert.
1891 Hollis, Ralph.
1894 Holmes, John Edward.
1888 Homan, Hubert Franklin.
1887 Hooper, Cecil Henry.
1895 Hooper, Edgar Wilfred.
1895 Horton, William Phelps.
1890 Innes, Gilbert Plantagenet Mitchell.
1893 Irvine, Archibald Wyndham.
1894 Jackson, Alfred Ernest.
1894 Jackson, Edward Henry.
1895 Jackson, Leonard Labrey.
1894 Jarmain, William (*Institution Prize*, 1894).
1892 Jarman, Frank Wilmot.
1892 Jarrett, Thomas William.
1893 Jeffree, Sydney.
1895 Jenkin, Arthur Pearse.
1893 Jenkinson, John.
1894 Jenner, William.
1896 Jennings, Fitz-Lawrence Percival Dudley.
1891 Jessett, Charles Edward Vernon.
1895 John, Henry Bell.
1892 Johns, Percy.
1892 Johnson, Bernard Marr.
1883 Johnson, Henry.
1887 Johnston, Walter Henry.
1887 Jonas, Harry Marshall.
1886 Jonas, Samuel Marshall.
1894 Jones, David Pugh.
1888 Jones, Frederick Herbert.
1883 Jones, Henry Arthur.
1891 Joyce, Harry Ward.
1885 Jull, William Vincent.
1896 Kay, Walter Robert.
1895 Keay, William.
1894 Keep, William Henry.
1890 Kemp-Smith, James Frederick.
1895 Kemsley, William Hugh.
1893 Kennett, Charles Arthur.
1894 Kieser, William Henry Gustav.

Members who have Passed the Professional Associateship Examination—continued.

1894 Killick, Anthony Edward.
1887 King, Alfred.
1886 King, William Isaac.
1895 Kirk, John Wright.
1892 Knight, George Edward.
1895 Lake, Cuthbert Joseph.
1895 Lakin-Smith, Ernest.
1888 Lambert, Godfrey Charles.
1895 Lampr'll, William Thomas.
1893 Lancaster, John Roy.
1885 Lansdown, George Arthur.
1890 Larkin, Richard Webster.
1895 Laumann, Montgomery Patrick John.
1891 Lawley, Frederick William.
1890 Leaning, Henry John.
1894 Leaning, William Arthur.
1895 Lee, Ernest Edward Arthur.
1886 Lee, John Wilfrid.
1888 Leverton, Frank John Waldemar (*Special Sanitary Science Certificate*, 1893).
1890 Lewis, Arthur Llewelyn.
1894 Lightfoot, Francis Prideaux.
1892 Little, Henry.
1891 Longsdon, Edward Morewood.
1895 Lovegrove, Charles Gresham.
1886 Lowe, Charles Robert.
1892 Lucas, John Archibald.
1895 Luck, George Edward.
1894 Lyons, Edward Colvill.
1894 McCarthy, Henry Robert.
1893 Macer, Alfred Thomas.
1893 Maddox, Harry Edward.
1893 Mann, Frederick Charles Thomas
1888 Mann, Robert Bagshaw.
1893 Marriott, Cecil Wynn.
1893 Martin, Alfred John (*Special Prize*, 1893).
1888 Martin, Heber Gambling.
1893 Martin, Samuel.
1888 Martin, Thomas.
1889 Mason, Charles William Hayley.
1885 Massie, Frank.
1893 Mathews, Lewis Osler.
1892 Maughan, John (*Special Forestry Certificate*, 1893).
1886 Maxwell, Francis William.
1894 May, William Charles.
1892 Mellenfield, James Henry.
1893 Mellor, James Frederick.
1887 Melrose, Frank.
1895 Menmuir, Robert William.
1892 Menzies, Robert.
1894 Mercer, Charles Edward.
1890 Merry, Arthur Walker.
1894 Miller, Frederick William.
1892 Miller, George Frederick.
1891 Mitchell, George Sharman.
1894 Mitchell, Lewis.
1884 Mixer, Edward.
1896 Moeran, Archibald Edward.
1890 Molyneux, Herbert Ernest.
1893 Monson, Henry John.
1883 Moore, Harold Edward.
1896 Moore, Hugh Armytage.
1892 Morris, Richard Percival.
1894 Morris, William Henry.
1892 Morrish, Hugh Kenneth.
1893 Morrison, Daniel.
1893 Morrison, Gerard Donald.
1890 Mould, Graham Harley.
1883 Moyes, John Helenus.
1889 Muir, James (*Institution Prize*, 1889).
1891 Muller, John Joseph.
1893 Neighbour, Charles Edmund.
1894 Neubronner, Harry Alfred.
1892 Newman, Samuel Frank.
1894 Nicholls, Edward Alfred.
1890 Nockolds, Alfred George.

Members who have Passed the Professional Associateship Examination—continued.

1888 Nockolds, Martin Charles Hubert.
1893 Norman, James Noel.
1895 Nuttall, Herbert.
1891 Oakley, Christopher Percival.
1890 Oakley, John Hubert.
1890 Ogden, Michael Guy.
1896 Osenton, Charles.
1890 Osenton, George, Jun.
1892 Ouvry, Peter Arnold.
1892 Ovenden, Charles.
1894 Page, Stanley Hatch.
1893 Pain, George Lloyd.
1883 Pain, James.
1894 Pain, William Henry.
1888 Palamountain, Joseph William.
1891 Palmer, William Edward King.
1895 Parks, Walter.
1889 Parris, Charles John.
1887 Parry, Richard.
1894 Parry, Richard Frederick.
1890 Partridge, Edward John.
1895 Paul, John William.
1883 Paull, Alan.
1893 Pearce, Fred. W.
1895 Pearson, Harry John.
1893 Pearson, Howard.
1893 Pegge, John Thomas.
1889 Perkins, Joseph.
1886 Perkins, Walter Frank.
1885 Perks, Sydney.
1894 Phillips, Francis John.
1887 Phillips, William Dearlove (*Special Prize*, 1887).
1886 Physick, Walter Frederick (*Institution Prize*, 1886).
1895 Piercy, Frederic Onslow.
1894 Pilditch, John Jarvis.
1883 Pilditch, Philip Edward.
1890 Pinder, Richmond.
1889 Pochin, Thomas Clement.
1891 Poggio, Eloi John.
1890 Potter, Herbert George.
1894 Powell, Charles Reginald Evernden.
1892 Prall, Herbert Alexander.
1890 Prall, Herbert Edward.
1886 Prater, Thomas Herbert.
1888 Preston, Samuel David.
1892 Price, Richard Arnold.
1894 Pritchard, Herbert Alfred.
1895 Protheroe, William Sudbury.
1889 Puckridge, Percival Martin.
1893 Punchard, Charles Bates.
1888 Punchard, Frederick Burt.
1895 Purvis, Charles James.
1895 Pye, George Henry.
1892 Raffety, Herbert William.
1885 Rand, John.
1894 Read, Walter Herbert.
1891 Richardson, Oliver Arthur.
1894 Roberts, Joseph Wm. George.
1891 Robins, Philip Seymour.
1887 Robinson, Alfred Whitmore.
1891 Robinson, Henry Herbert.
1890 Rogers, Thomas George.
1883 Rolleston, William Gustavus Stanhope.
1893 Roney-Dougal, John Dougal.
1886 Roods, Alfred.
1888 Roper, John Simpson.
1889 Rowley, William Taylor.
1886 Ruddle, Frank J.
1883 Rundle, Edward Collins.
1884 Sadler, George William, Jun.
1894 Saise, Alfred John.
1893 Saker, Sydney.
1893 Sale, Arthur Reed.
1887 Salt, Reginald Nowell.
1889 Sampson, William.
1895 Sandford, Charles Sidney.
1883 Satchell, Charles (*Special Prize*, 1883).

Members who have passed the Professional Associateship Examination—continued.

1889 Satchell, Herbert Arnold.
1889 Saunders, Charles Herbert.
1890 Savill, Edwin.
1894 Sawyer, John Ashton.
1894 Scorer, Alfred George.
1894 Scott, Archibald Lacy.
1892 Scott, Thomas.
1895 Scrivener, John Charles.
1893 Seddon, George Farquharson.
1891 Sedgwick, Rupert William.
1889 Selby, Frank.
1884 Selby, John Basely (*Bracketted Special Prize*, 1884).
1887 Shaw, Arthur.
1894 Shrimpshire, Samuel.
1895 Shufflebotham, John Henry.
1894 Skeat, Arthur Percival.
1892 Skipper, Henry Herbert.
1890 Slater, Charles Frederick.
1893 Sly, Joseph Townson.
1894 Smith, Alexander George.
1895 Smith, Charles Gordon.
1893 Smith, Frank Braybrooke.
1888 Smith, Frank William.
1890 Smith, James.
1895 Smithells, Edwin.
1890 Snailum, Walter Wadman.
1895 Southorn, Charles Herbert.
1891 Soutter, Ernest.
1893 Sowels, William Clowes.
1890 Spelman, William Wilton Rix.
1889 Stainton, Francis Charles.
1893 Staley, Albert Henry.
1895 Standen, Arthur Carnegie.
1893 Stapledon, Ernest Allen.
1892 Staunton-Wing, George.
1894 Strouts, Lewis Herbert.
1888 Stucké, William Henry.
1894 Stupart, Charles Walter.
1884 Sturge, Theodore.
1885 Sturgess, John Moore.
1889 Sturley, Arthur Dyson.
1890 Summerfield, Joseph Charles.
1887 Swetenham, Henry.
1894 Tallent, Edwin James.
1889 Taylor, Harry William.
1893 Tee, Samuel Clifford.
1891 Temple, Frederick Wilson.
1894 Tewson, Leonard.
1893 Theakston, William Pease.
1896 Theobald, John Medows.
1892 Thomas, Edward Morgan Dawson.
1894 Thomas, Illtyd.
1894 Thompson, Claude William George Hugh.
1893 Thompson, Frederic Hubert.
1894 Thompson, Joseph Atherden.
1894 Thompson, Roland O'Brien.
1894 Thring, Douglas Theodore.
1891 Thurgood, Albert Edward.
1885 Tiffen, John Henry.
1888 Tilly, Hubert Douglas.
1892 Tory, John Edward, Jun.
1894 Townend, William.
1890 Townsend, George James.
1883 Treadwell, Henry John.
1891 Tuckett, Percival Fox.
1886 Turner, Percy.
1889 Tyler, James William.
1893 Tyler, William Bott
1886 Vale, Henry.
1892 Venning, Alfred John Meybohn.
1890 Verity, Ernest George.
1895 Vinten, Harold Bertram.
1887 Wade, Henry.
1889 Wain, George Sparrow.
1895 Waldram, Percy John.
1893 Waldram, Robert Edward.
1891 Walker, Joseph Arthur.
1895 Walker, William Selves (*Special Prize*, 1895).
1896 Wallis, John David.

Members who have Passed the Professional Associateship Examination—continued.

1887 Warton, Wilfred.
1890 Watson, Claude Henry.
1895 Watson, Herbert John.
1884 Watson, James Bruce.
1885 Watson, John, Jun.
1888 Watson, Richard.
1893 Watson, William James.
1892 Weatherhead, David Wilkinson.
1892 Webb, Frederick Noel.
1890 Webster, Hugh Calthrop.
1892 Wells, William Henry.
1893 West, Charles Henry Edward
1887 Whalley, Frederick Herbert.
1887 Wheeler, Charles Trevor Ogle.
1892 Wheeler, John Henry.
1893 Whitaker, Ernest Victor.
1894 Whitby, Herbert Bateson.
1895 White, Walter Ernest Coates.
1895 White, William, Jun.
1894 Whittaker, John Dronsfield.
1895 Whitton, Percy.
1887 Wight, Norman.
1895 Wilde, Sidney Algernon.
1891 Wilks, Ernest Stringer.
1894 Williams, Henry Cuthbert.
1893 Willis, Edward.
1893 Wilson, Alexander Mills.
1891 Wilson, James Calvert.
1892 Wilson, John Hayes.
1887 Wilson, William Edward.
1891 Windley, Henry Chadwick.
1893 Wonnacott, Ernest William Malpas.
1890 Wood, Charles Bruce.
1890 Wood, Edward Bryan.
1894 Wood, Leslie Stuart.
1892 Woods, Arthur George.
1891 Woodward, Walter Henry.
1886 Woolnough, John William.
1887 Worthington, James Scott.
1894 Wright, Philip Chetwood.
1893 Wrightson, Robert Garmondsway.
1894 Wyatt, Archibald.
1893 Wyles, John Walter.
1891 Young Harry Austin Lindsay.
1895 Young, William.

Members Transferred since the publication of the January List from the Class of Professional Associates to that of

Fellows—

Aris, John Whitton	45, Lincoln's Inn Fields, W.C.
Arnott, John	Church Street, Woodbridge, Suffolk.
Bailey, Louis Hewitt	4, Blagrave Street, Reading, Berks.
Bidwell, John Evans	St. Mary's, Ely, Cambridgeshire.
Brinkworth, Robert Edwin	Brookfield, Chippenham, Wilts.
Chambers, Theodore Gervase	4, Bloomsbury Place, W.C.
Crier, John Thomas	Ingleside, Castlenau, Barnes, Surrey.
Davies, Cyril Froodvale	Froodvale, Llanwrda, R.S.O., South Wales.
Edmonds, John	Redwall Farm, Linton, Kent.
Ellis, Albert Edward	Bedford Chambers, Exeter.
Finn, Fred	Sole Street House, Faversham, Kent.
Fitt, Harry Charles	10, Lothair Road, Finsbury Park, N.
Gregson, George Ernest	11, Chaple Street, Preston.
Griffin, Alfred	St. Thomas' Chambers, 24, Railway Approach, London Bridge, S.E.
Hampton, George Frederick William	1, Cockspur Street, S.W.
Hooper, Cecil Henry	Highlands, Swanley, Kent.
Martin, Heber Gambling	Highfield House, Littleport.
Mathews, Lewis Osler	15, Waterloo Street, Birmingham.
Prall, Herbert Alexander	Dartford, Kent.
Prall, Herbert Edward	Dartford, Kent.
Tory, John Edward	Dorchester, Dorset, and Yeovil, Somerset.
Tuckett, Percival Fox	2, Basinghall Street, E.C.
Whittaker, John Dronsfield	Oxford and Cambridge Club, Pall Mall, S.W.

Members who have Died since the publication of the January List.

Fellows—

Apperley, William Havard	Hereford.
Brown, Bradshaw	Billiter Square Buildings, E.C.
Clutton, John	9, Whitehall Place, S.W.
Cocks, Robert	Altrincham, Cheshire.
Davey, John George Ellis	Raynham, Fakenham, Norfolk.
Deane, Edward	148, Friar Street, Reading.
Dunch, Charles	St. Clement's House, St. Clement's Lane, E.C.
Edwardes, Charles Bidwell	The Precincts, Peterborough.
Green, Thomas Thornton	12 & 13, Poultry, E.C.
Hackford, George	6, Queen Anne's Gate, S.W.
Holcombe, Walter	Alumhurst Road, Bournemouth, Hants.
Holmes, James	23, Delamere Street, Ashton-under-Lyne.
Lines, Richard Samuel	103, Hammersmith Road, W.
Pickstock, John	Castle Hill, Winchester, Hants.

Professional Associates—

Bate, William Henry	Thorne House, Grove Park, Camberwell, S.E.
Chattell, David George	29A, Lincoln's Inn Fields, W.C.
Robinson, James Thomas	7, John Street, Adelphi, W.C.
Squire, Gerald Robert	4, Albert Square, Manchester.

Associate—

Bidder, George Parker, Q.C.	3, Paper Buildings, Temple, E.C.

List of Provincial Committees.

JULY 1st, 1896.

		PAGE
(A¹.)	Northumberland and Durham	95
(A².)	Cumberland and Westmoreland	96
(B.)	Counties Palatine	97
(C.)	Yorkshire	99
(D.)	Salop and Hereford	102
(E.)	Derby and Stafford	103
(F.)	Nottingham and Lincoln	104
(G.)	Monmouthshire and South Wales	105
(H.)	Warwick and Worcester	106
(I.)	Leicestershire, Northamptonshire, and Rutland	108
(J.)	Cambridge, Huntingdon, Norfolk, and Suffolk	109
(K.)	Berks, Bucks, and Oxon	111
(L.)	Bedford, Essex, Hertford, and Middlesex	112
(M.)	Devon and Cornwall	113
(N.)	Somerset, Gloucester, and North Wilts	114
(O.)	Hampshire, Dorset, and South Wilts	116
(P.)	Kent	118
(Q.)	Sussex	120
(R.)	North Wales and Radnor	121
(S.)	Irish Land Agents' Committee	121

(A¹.) NORTHUMBERLAND AND DURHAM COMMITTEE.

Chairman.

THOMAS JOHN ARMSTRONG, 14, Hawthorn Terrace, Newcastle-on-Tyne.

AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne.
BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
BOLAM, WILLIAM THOMAS	Cross House, Westgate Road, Newcastle-on-Tyne.
BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
CLARK, JOHN MCCLARE	Haltwhistle, Northumberland.
CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
EADE, ARTHUR WILLOUGHBY FRENCH	Feethams, Darlington.
FORSYTH, THOMAS HILLS	39, Northumberland Street, Newcastle-upon-Tyne.
GREEN, ROBERT COWPER	26, Fawcett Street, Sunderland.
HEDLEY, JOHN HUNT	55, John Street, Sunderland.
JAMES, CHRISTIAN HUGH	Rudchester, Wylam-on-Tyne.
MINTER, WILLIAM	81, Bondgate, Darlington.
NICHOLSON, THOMAS COOKE	Blaydon-on-Tyne, and 24, Grainger Street West, Newcastle-on-Tyne.
OLIVER, CHARLES EDWARD	Oakfield, Shotley Bridge, Co. Durham.

Peirson, Henry Thomas	Brancepeth, R.S.O., Co. Durham.
Rodham, John	16, Finkle Street, Stockton-on-Tees.
Rowlandson, Christopher	The College, Durham.
Rudman, Sidney Charles	Windlestone, Ferry Hill, Co. Durham.
Sample, Charles Herbert	Matfen, near Newcastle-on-Tyne.
Sample, Thomas	Ulgham Manor, Morpeth, Northumberland.
Sample, William Collings	Bothal Castle, Morpeth, Northumberland.
Scarth, William T.	Raby Castle, Darlington.
Taylor, Harry William	Surveyors' Office, Newburn Urban District Council, Newburn-on-Tyne.
Taylor, John William	31, Westgate Road, Newcastle-on-Tyne.
Tomlinson, Thomas	Estate Office, Alnwick Castle.
Wall, George Young	Exchequer Buildings, Durham.
Wallace, Henry	Trench Hall, Gateshead-on-Tyne.
Wells, Edwin	Barnard Castle, Co. Durham.
Wilson, Sir Jacob	Chillingham, Alnwick.

Total, 31 Members.

(A^2.) CUMBERLAND AND WESTMORELAND COMMITTEE.

Chairman.

Pattinson Hayton, 9, Bank Street, Carlisle.

Banks, John	Kendal, Westmoreland.
Birkett, Tom	Foxton House, Penrith, Cumberland.
Bowman, John James	Estate Office, Netherby, Carlisle.
Hayton, Joseph William	9, Bank Street, Carlisle.
Heskett, William James	24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
Hoggarth, Arthur	Kendal, Westmoreland.
Hoggarth, Edwin	Kendal, Westmoreland.
Holme, John	Owlet Ash, Milnthorpe, Westmoreland.
Hudson, James	Penrith, Cumberland.
Little, William	Hutton Hall, Penrith, Cumberland.
Potts, James	Stanbeck, Workington, Cumberland.
Punchard, Frederick	Underley Estate Office, Kirkby Lonsdale, Westmoreland.
Richardson, George	5, Lonsdale Street, Carlisle.
Stanley-Dodgson, Stanley Dickenson	Estate Office, Somerset House, Whitehaven, Cumberland.
Watt, Alexander	Ravenglass, Carnforth.
Webster, Alexander	100, Highgate, Kendal, Westmoreland.

Total, 17 Members.

(B.) COUNTIES PALATINE COMMITTEE.

Chairman.

JOHN DAVIES, Mollington, Chester.

BAILEY, LEONARD	Estate Office, Scorton, Garstang.
BANCROFT, FREDK. HERBERT .	88, Mosley Street, Manchester.
BANCROFT, HENRY	88, Mosley Street, Manchester.
BANKS, THOMAS	60, King Street, Manchester.
BARROW, THOMAS ROBERT . .	Lunesdale, Oak Street, Southport.
BATEY, HENRY SIMPSON . .	51, King Street, Manchester.
BECKWITH, HENRY LANGTON .	14, North John Street, Liverpool.
BERTWISTLE, JAMES. . . .	1, Tackett's Street, Blackburn.
BIRCH, WALTER DE HOGHTON .	Hoghton Estate Office, Walton Hall, Preston.
BOWDEN, JOHN	14, Ridgefield, Manchester.
BRADY, CHARLES ALLDIS . .	17, Warren Street, Stockport.
BRADY, RALPH HOLLINSHED .	78, Cross Street, Manchester.
BRADY, WILLIAM HOLLINSHED.	17, Warren Street, Stockport.
BRIDGFORD, ERNEST JAMES .	28, Cross Street, Manchester.
BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
BROCKLEBANK, JOHN. . . .	58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden.
CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's.
CARSWELL, WILLIAM. . . .	Capesthorne, Chelford, Cheshire.
CARTWRIGHT, JOSHUA . . .	Bury, Lancashire.
CORBETT, CHRISTOPHER . .	9, Albert Square, Manchester.
CROSS, JOHN	77, King Street, Manchester.
CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.
DORNING, ARTHUR HARRY . .	41, John Dalton Street, Manchester.
DORNING, ELIAS	41, John Dalton Street, Manchester.
EAGLE, WILLIAM	77, King Street, Manchester.
EARLE, THOMAS ALGERNON. .	90, King Street, Manchester, and Liverpool.
EARSHNAW, JACOB	36, South King Street, Manchester.
EASTHAM, JAMES COOK . . .	The Town Hall, Manchester.
ELLIS, FRANCIS, JUN. . . .	Trafford Park, Patricroft, near Manchester.
EVANS, CHARLES LEE . . .	Norton Hill, Runcorn, Cheshire.
FAIR, JACOB WILSON . . .	Haigh Hall, Wigan, and 8, Winckley Street, Preston.
FAIR, JAMES STRETTON. . .	4, Winckley Street, Preston.
FAIR, THOMAS	Estate Offices, Lytham.

Fairclough, William	Leigh, Lancashire, and 60, King Street, Manchester.
Fletcher, Thomas	Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
Fowler, Henry	63, Dale Street, Manchester.
Gradwell, Arthur Richard	10, Richmond Terrace, Blackburn.
Gregson, George Ernest	11, Chaple Street, Preston.
Hall, Charles Edward	297, Old Chester Road, Rock Ferry, Cheshire.
Hanson, Amos	35, Church Street, St. Helen's.
Hargraves, Stephen	Brabyns Estate Office, Manor House, Marple, Cheshire.
Hartley, Henry Bristowe Chambers	8, Harrington Street, Liverpool.
Holden, John	64, Cross Street, Manchester.
Holt, George Henry	10, Richmond Terrace, Blackburn.
Hopkinson, Alfred	15, Agar Street, Bury, Lancashire.
Hurrell, John Weymouth	25, Brazennose Street, Manchester.
Jackson, Charles	23, Brazennose Street, Manchester.
Jones, Isaac Matthews	The Town Hall, Chester.
Johnston, Walter Henry	County Offices, Preston.
Kirby, Edmund	5, Cook Street, Liverpool.
Lancaster, Charles Holland	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
Larmuth, George Horatio	Wilton Chambers, 10, St. Ann's Square, Manchester.
Linaker, Charles Edward	Frodsham, Chester.
Loring, John	The College, Doddington, Nantwich.
McCracken, William	Englesea House, Crewe.
MacIver, Colin	23, Bold Street, Warrington.
Maxwell, Francis William	41, Corporation Street, Manchester.
Meade, Thomas de Courcy	Kenmore, Didsbury, Manchester.
Meller, William Galloway	22, Cooper Street, Manchester.
Mills, William Edward	49, Hamilton Square, Birkenhead.
Myres, John James	15, Chapel Street, Preston, and Blackpool.
Nevett, Francis Walter	54, Claremont Terrace, Fulwood, Preston.
Nevett, Thomas	41, Fishergate, Preston.
Nuttall, Thomas	15, Market Street, Bury.
Owen, Richard Newsham	Haughton, Tarporley.
Pain, Coard Squarey	14, North John Street, Liverpool.
Park, Philip Samuel	18, Winckley Street, Preston.
Park, William Philip	18, Winckley Street, Preston.
Parker, The Hon. Cecil Thomas	Eccleston, Chester.
Parmeter, Frank	Middle Lees, Clitheroe.
Pearson, Alfred	Estate Offices, Dukinfield.
Price, John	Lark Lane, Toxteth Park, Liverpool.

Radford, William	19, Brazennose Street, Albert Square, Manchester.
Radford, William Harold .	19, Brazennose Street, Albert Square, Manchester.
Rea, John Marcus Beaumont.	8, Winckley Street, Preston.
Robinson, George Edward .	9, Tackett's Street, Blackburn, and Clitheroe Castle.
Roper, John Simpson . . .	32, Market Square, Lancaster.
Scovell, John	Oulton Park, Tarporley, Cheshire.
Shelmerdine, Henry . . .	Estate Offices, L. & Y. Railway, Hunt's Bank, Manchester.
Smith, John Thompson . .	Tattondale, Knutsford, Cheshire.
Stocks, Frederick William .	Mere, Knutsford.
Suthers, James	Harley Villas, Todmorden.
Taylor, Thomas Walters . .	25, Brazennose Street, Manchester.
Thomas, Glegge	Cheshire Lines Committee, Central Station, Liverpool.
Thompson, Francis William .	18, Wood Street, Bolton.
Wainwright, Thomas Taylor.	21, Leigh Street, Liverpool.
Watts, Samuel Lingard . .	40, South King Street, Cross Street, Manchester.
Watts, William John . . .	40, South King Street, Cross Street, Manchester.
Whalley, Henry Shaw . .	3, Hunter Street, Town Hall Square, Chester.
White, John	Warrington, Lancashire.
Wilson, Thomas Silk . . .	Albert Square, Manchester.
Wilson, William Henry . .	29, Fountain Street, Manchester.
Wolfenden, Thomas . . .	54, Hall Street, Southport.
Wrennall, William . . .	9, Harrington Street, Liverpool.
Young, Edward Herbert . .	Central Chambers, South Castle Street, Liverpool.
Young, Oswald William . .	Mersey Docks and Harbour Board, Liverpool.

Total, 97 Members.

(C.) YORKSHIRE COMMITTEE.

Chairman.

Charles Gott, 8, Charles Street, Bradford.

Abbey, Joe Burman . . .	28, John William Street, Huddersfield.
Abbott, Robert Thomas G. .	Whitley House, Malton.
Armistead, Richard . . .	118, Main Street, Bingley.
Armytage, George John . .	Kirklees Park, Brighouse.
Baines, Matthew Talbot . .	Estate Office, Brodsworth, Doncaster.

Bell, Albert William. . .	18, Bank Street, Accrington.
Bilson, John	23, Parliament Street, Hull.
Botterill, William . . .	23, Parliament Street, Hull.
Bradley, William Edward .	The Hall, Ebberston, York.
Brodrick, Frederick Stead .	Cogan Chambers, Bowl Alley Lane, Hull.
Broster, Robert Buck . . .	6 and 8, Temple Street, Keighley.
Buckley, George	Tower Chambers, Halifax.
Carrington, Thomas . . .	Endcliffe Court and Kiveton Park, near Sheffield.
Chowen, Henry Llewellyn .	Londesborough Estate Office, Market Weighton.
Clare, Edward Lovell . .	Yorkshire Bank Chambers, Bradford.
Clarke, Christopher . . .	Charlcot, Bedale.
Clarke, John William . .	Guisbrough.
Clutton, William James . .	The Mount, York.
Cowgill, Brian Bollans Hird	13A, Piece Hall Yard, Bradford.
Cox, Edward Samuel . . .	3, New Street, York.
Crowther, John Herbert .	38, New Street, Huddersfield.
Cundy, Hubert John . .	Wetherby and Leeds.
Demetriadi, Thomas Marsden	28, John William Street, Huddersfield.
Dent, Ralph John. . . .	Highfield Villas, Sedbergh, Yorks.
Dransfield, Henry Brook .	12, 13, and 14, Estate Buildings, Huddersfield.
Easton, John H.	Bowl Alley Lane, Hull,
Ellison, Michael	Duke of Norfolk's Estate Office, Sheffield.
Evans, William	St. John Street, Beverley.
Farrer, John	Oulton, near Leeds.
Fenwick, Thomas	Leeds.
Fillingham, Edward . . .	Spring Bank, Hull.
Flockton, Thomas James. .	15, St. James' Row, Sheffield.
Forbes, Charles Mansfeldt .	14, New Street, York.
Fowler, Frederick. . . .	St. James' Street, Sheffield.
Fowler, Reginald William .	3, Hartshead, Sheffield.
Fox, Charles James . . .	22, George Street, Halifax.
France, Arthur Alderson .	99, Swan Arcade, Bradford.
France, Charles	99, Swan Arcade, Bradford.
Fryer, George	15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
Gott, Charles Henry . . .	8, Charles Street, Bradford.
Gott, Frank.	3, East Parade, Leeds.
Greaves, John Oldroyd . .	69, Westgate, Wakefield.
Gregson, William	Baldersby, S.O., Yorks.
Hanson, John Henry . . .	20, Ramsden Street, Huddersfield.
Hebblethwaite, Louis . .	Conservancy Buildings, and Aulaby Road, Hull.
Hepper, John	East Parade, Leeds.
Hindle, John	24, Bank Street, Bradford.
Hobson, Harry	Swinefleet, near Goole.

Horsfall, Richard	Post Office Buildings, George Street, Halifax.
Horsfall, Richard Edgar .	Post Office Buildings, George Street, Halifax.
Innocent, Charles John . .	Sheffield.
Jackson, Benjamin Whitehead	George Street, Halifax.
Jackson, Samuel	Tanfield Chambers, Bradford.
Jolly, John Hawkins . . .	29, East Mount Road, York.
Jones, James William . . .	54, Caledonian Road, Leeds.
Kaye, John Edward . .	Bretton Lodge, Wakefield.
Leather, George Herbert .	Central Bank Chambers, Leeds.
Lofthouse, Roger	62, Albert Road, Middlesborough-on-Tees.
Marshall, Peter	3, Hartshead, Sheffield.
Massie, Frank	Tetley House, Kirkgate, Wakefield.
May, Thomas Henry . .	12, George Street, Sheffield.
Milnes, Eli	99, Swan Arcade, Bradford.
Oldroyd, Linley	5, Oxford Place, Leeds.
Peirson, George Brodrick .	Baldersby, S.O., Yorkshire.
Piercy, Henry Onslow . .	The Elms, Lowthorpe.
Popple, John	Groves Hall, Sleights, near Whiby.
Richardson, John	Methley Park, Leeds.
Rutherford, James . .	Kirk-leatham, Redcar,
Sampson, William	Beauchief Abbey, Sheffield.
Smith, Frederic Ellison . .	Tanfield Chambers, Bradford.
Smith, Harry Russell . . .	Exchange Buildings, Bradford.
Smith, Joseph	Tanfield Chambers, Bradford.
Smith, Wheater	15, Cheapside, Bradford.
Tiffen, John Henry . . .	Conservancy Buildings, Hull.
Todd, William Henry. . .	County Buildings, Hull.
Wade, John	10, Pitt Street, Barnsley.
Walker, Francis Elliott . .	Blake Street, York.
Watson, John, Jun. . . .	Wentbridge Lodge, Pontefract.
Wellsted, William Henry .	Manor Street, Hull.
White, Alfred Edward . .	Town Hall, Hull.
Wilde, William	Brockett House, Sharrow, Sheffield.
Winn, Thomas	90, Albion Street, Leeds.
Woodhead, William Booth .	18, Exchange Buildings, Bradford.
Wright, James	Rawcliffe, near Selby.

Total, 85 Members.

(D.) SALOP AND HEREFORD COMMITTEE.

Chairman.

HENRY JAMES WYLEY, Bridgnorth, Salop.

ASHDOWN, AUGUSTUS HARDING	Uppington, near Willington, Salop.
BATHER, JOHN T.	9, The Square, Shrewsbury.
BROWN, JOHN POWLES . . .	21, East Street, Hereford.
BURD, LAURENCE	Mayfield, Shrewsbury.
BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
DAVIS, ALFRED THOMAS . .	Shire Hall, Shrewsbury.
DE WEND, WILLIAM FENTON .	New Market Buildings, Bridgnorth.
DODGSON, WILFRED LONGLEY .	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
EVANS, WILLIAM ERNEST . .	School Gardens, Shrewsbury.
EVANS-VAUGHAN, HENRY .	Weston-under-Redcastle, Shrewsbury.
FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
FENN, THOMAS	Downton Castle, Ludlow.
GODSELL, GEORGE HERBERT .	Palace Chambers, King Street, Hereford.
GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
HALL, WILLIAM TIMOTHY . .	Hawkstone Estate Office, near Shrewsbury.
HAYWOOD, HENRY	9, West Street, Hereford.
HAYWOOD, WILLIAM MATHEWS.	9, West Street, Hereford.
HICKMAN, THOMAS	Leaton, near Shrewsbury.
LANE, CECIL NEWTON . . .	Whiston Hall, Shifnal, Salop.
LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
MADGE, JOHN	Hope End Estate Office, Ledbury.
MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
MORRIS, EDWARD HENRY . .	Chirbury, Salop.
NEWILL, ROBERT HENRY . .	Lydbury North, Shropshire.
OWEN, HENRY	Dana Chambers, Shrewsbury.
PALAMOUNTAIN, JOSEPH WILLIAM	Cloverley Estate Office, Whitchurch, Salop.
PARKER, JOHN	Mansion House, Hereford.
THURSFIELD, THOMAS HOWELLS	Barrow, Brosely, Salop.
TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere, Salop.
WARD, FELIX JOHN	The Gardens, Lydbury North, Salop.
WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
WYLEY, WILLIAM JOHN . . .	2, School Chambers, Shrewsbury.

Total, 33 Members.

(E.) DERBY AND STAFFORD COMMITTEE.

Chairman

HENRY SANDY, Newport Road, Stafford.

ARNOLD, WILLIAM	23, George Street, Tamworth.
BARNES, GEORGE FREDERICK .	Estate Office, Wingerworth Hall, near Chesterfield.
BOOTHBY, HENRY VERNON . .	Estate Office, Keele, and Newcastle-under-Lyme.
BRADLEY, JAMES WILLIAM . .	Town Hall, Wolverhampton.
BRAILSFORD, HENRY	Park Nook, near Derby.
BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield.
DUNCALFE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
EARDLEY, JOHN WILLIAM . .	Swanwick Colliery, Alfreton, Derbyshire.
EAYRS, JOHN THOMAS . . .	Town Hall, West Bromwich.
FAWKES, ALGERNON	Sudbury, Derby.
FODEN, EDWARD ANTROBUS. .	Teddesley Estate Office, Penkridge, Staffs.
FORSHAW, EDWARD	Hanley, Staffordshire, and Springfields, Stramshall, Uttoxeter.
FULLER, THOMAS ALFRED . .	The College, All Saints, Derby.
HARDY, RICHARD THOMAS ASH .	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffs.
HEATON, GEORGE HERBERT . .	Endon, near Stoke-upon-Trent.
HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
HUSSEY, ROBERT	Eastfields, near Lichfield.
INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
JEUDWINE, WILLIAM WYNNE .	Chesterfield.
LONGSDON, ERNEST MOREWOOD	Town Hall, Bakewell.
LYNAM, CHARLES	Stoke-on-Trent.
MARGEREson, CHARLES FREDERIC	New Square, Chesterfield.
MARTIN, GILSON	Chatsworth, Chesterfield.
MURRAY, GILBERT	Elvaston Estate Office, Derby.
MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
NEVITT, GEORGE.	Church Street, Rugeley.
NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
PARKIN, JOHN ROBERT . . .	Idridgehay, near Derby.
RONEY-DOUGAL, JOHN DOUGAL.	St. Martin's Place, Stafford.
SAMPSON, GEORGE	Beauchief Abbey (near Sheffield), Derbyshire.
SHAW, JOHN	College Place, Derby.
SHAW, JOHN, JUN.	The College, All Saints, Derby.
THORPE, CHRISTOPHER . . .	Spring House, Calow, Chesterfield.
TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.
WINTERTON, HARRY JOHN CAMPION	Walton Warren, Burton-on-Trent.
WINTERTON, WILLIAM MOXON .	St. Mary's Chambers, Lichfield.
WRIGHT, JAMES	St. James's Street, Derby.

Total, 39 Members.

(F.) NOTTINGHAM AND LINCOLN COMMITTEE.

Chairman.

WALTER MARTIN, Wainfleet, Lincs.

ABBOTT, WILLIAM	Holbeach, Lincs.
BAILEY, WILLIAM SMITH . .	4, Kirkgate, Newark-upon-Trent.
BARNES, JOHN WILLIAM JAMES .	Brougham Chambers, Wheeler Gate, Nottingham.
BEAUMONT, CHARLES. . . .	East Bridgford, near Nottingham.
BEAUMONT, GEORGE	East Bridgford, near Nottingham.
BELL, JOSEPH ASKEW . . .	Rufford Estate Office, Ollerton, Notts.
BOWLEY, JOHN CROSS . . .	Beeston, Nottingham.
CALVERT, ARTHUR RICHARD. .	14, Low Pavement, Nottingham.
CORBY, JOSEPH BOOTHROYD. .	Scotgate, Stamford.
CROFTS, EWAN NEVILLE . .	Caythorpe, Grantham, Lincs.
EVANS, ROBERT	Eldon Chambers, Wheeler Gate, Nottingham.
GILPIN-BROWN, WILLIAM DUNDAS	Metheringham, Lincs.
HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
HAYNES, HENRY	Estate Office, Clifton, Nottingham.
HIGGINS, FREDERIC	Alford, Lincs.
HINE, GEORGE THOMAS. . .	Victoria Street, Nottingham.
HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
HUSKINSON, WILLIAM LAMBE .	Manor House, Epperstone, Notts.
KINGSTON, SAMUEL	Spalding, Lincs.
LEGARD, DIGBY CHARLES . .	Highington Hall, Lincoln.
LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
MANNERS, HENRY ALFRED . .	Buckminster Park, near Grantham.
MASON, CHARLES.	Westgate, Louth, Lincs.
MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts.
PARKIN, WILLIAM	Babworth, Retford, Notts.
RICHARDSON, CHARLES . . .	15, Barn Hill, Stamford, Lincolnshire.
RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
TINDALL, CHARLES WILLIAM .	Brocklesby, Lincs.
TURNER, FREDERICK JOHN . .	Mansfield Woodhouse, Notts.
TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire.
VALLANCE, ROBERT FRANK .	Mansfield, Notts.
WALKER, GEORGE BOOTH . .	Wainfleet, R.S.O., Lincolnshire.
WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
WALKER, JOSEPH.	Lenton Avenue, The Park, Nottingham.

Walker, Joshua	Market Place, Retford, Notts.
Wigram, John	South Collingham, Newark, Notts.
Woodforde, Lionel Burnet .	38, St. Peter's Hill, Stamford, Lincs.
Woolley, Reginald . .	Silver Street, Lincoln, and South Collingham, Notts.
Woolley, Thomas Cecil Smith	South Collingham, Newark, Notts.
Wordsworth, Robert Walter	Whitemoor, Ollerton, Nottinghamshire.
Wright, Charles William .	Wollaton.
Wright, William	Wollaton, Notts.
Young, Harry Austin Lindsay	Bridgegate, Retford, Notts.

Total, 45 Members

(G.) MONMOUTHSHIRE AND SOUTH WALES COMMITTEE.

Chairman.
Robert Forrest, Windsor Estate Office, St. Fagan's, near Cardiff.

Blake, George	Stradey Estate Office, New Road, Llanelly.
Blosse, Edward F. Lynch .	Charles Street Chambers, Cardiff.
Brown, Thomas Forster . .	Guildhall Chambers, Cardiff.
Coles, Samuel Hood Cowper .	Penmyarth, Crickhowell, South Wales.
Corbett, Edward Wortley Montague	Bute Estate Office, Castle Street, Cardiff.
David, Edmund Ussher . .	Old Bank Chambers, 27, High Street, Cardiff.
Davies, John Morgan . . .	Froodvale, Llanwrda, South Wales.
Evans, Arthur Owen . . .	Town Hall, Pontypridd.
Graham, William	Victoria Chambers, Newport.
Griffiths, William . . .	Gelley Wernen Estate, Llanelly, Carmarthenshire.
Harpur, William	Town Hall, Cardiff.
Hitchcox, William. . . .	Victoria Chambers, Newport.
Leeder, Ernest Holtman. .	Cramleigh, Uplands, Swansea.
Llewellin, David Morgan . .	Glanwern Offices, Pontypool.
Owen, Thomas Henry Rule .	High Street, Haverfordwest, Pembrokeshire.
Owen, Thomas Rule . . .	High Street, Haverfordwest, Pembrokeshire
Price, Francis Holborrow Glynn	Longlands Place, Swansea.
Rees, Ithel Treharne . . .	Guildhall Chambers, Cardiff.
Rees, William George . .	Holly House, Newport.
Rees, William John . . .	Cradock Street, Swansea.

Rigg, Charles	24, High Street, Cardiff.
Rooney, Samuel.	Cefn Mabley Chambers, Quay Street, Cardiff.
Sheppard. Osborne	Glynelydach, Neath.
Tanner, William	The Leys, Bryngwn Road, Newport.
Thomas, George.	Queen's Chambers, Cardiff.
Thomas, William	Castlemartin Court, near Pembroke.
Wanklyn, Phillip Endell .	Dixton, near Monmouth.
Waring, Charles Edward .	1, Charles Street, Crockherbtown, Cardiff.
Wilkins, William	Pencastell, Llanelly.
Williams, Gerald Garnous .	St. John's Mount, Brecon.

Total, 31 Members.

(H.) WARWICK AND WORCESTER COMMITTEE.

Chairman.

Robert Neville Holbeche, 21, Bennett's Hill, Birmingham.

Bettridge, Edward . . .	28, Waterloo Street, Birmingham.
Bickerton-Williams, Edward	City Chambers, 82, New Street, Birmingham.
Buck, Albert	Worcester.
Buck, Herbert Wilson . .	Pierpoint Street, Worcester.
Clarke, Alfred Dudley . .	Estate Office, Abberley, Stourport.
Couchman, Henry Boteler .	40, Coten End, Warwick.
Couchman, Robert Edward .	35, Paradise Street, Birmingham.
Deer, Edward	Stratford-on-Avon.
Donne, Henry	Leek Wootton, Warwick.
Evans, Walter Pearson . .	Caldwell, Nuneaton.
Everill, Frank	59, Foregate Street, Worcester.
Fayerman, George Metcalf .	88, The Parade, Leamington.
Fiddian, William	Town Hall Offices, Stourbridge.
Finn, Herbert Archibald .	59, Foregate Street, Worcester.
Fosbery, William Thomas Exham	Warwick.
Fowler, Gerard Edmund. .	98, New Street, Birmingham.
Fowler, Henry.	6, Waterloo Street, Birmingham.
Fowler, Richard	118, Colmore Row, Birmingham.
Fowler, William	69, Temple Row, Birmingham, and Sutton Coldfield.
Gibson, Denston	98, New Street, Birmingham.
Godfrey, Robert	Valentine Road, King's Heath, Birmingham.

GREEN, JOHN	Dodderhill Court, Droitwich.
GRIMLEY, EDWIN FEARNE . .	40, Temple Street, Birmingham.
GRIMLEY, THOMAS	40, Temple Street, Birmingham.
HADLEY, FRANK	41, Temple Street, Birmingham.
HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
HENDRIKS, HENRY	34, Waterloo Street, Birmingham.
JENKINS, OSWALD	57, Colemore Row, Birmingham.
JOSELAND, CHARLES	Bank Buildings, Kidderminster.
KENWRICK, GEORGE	83, Colmore Row, Birmingham.
KING, HENRY	Stourbridge.
LUDLOW, WALTER ROBERT . .	Dorridge, Knowle, Warwick, and 18, New Street, Birmingham.
MARGETTS, JOHN WILLIAM . .	12, High Street, Warwick.
MASON, WILLIAM ARTHUR . .	31A, Colmore Row, Birmingham.
MATHEWS, GEORGE SPENCER	15, Waterloo Street, Birmingham.
MATHEWS, WILLIAM	21, Augustus Road, Edgbaston, Birmingham.
PARKER, WILLIAM HENRY . .	3, Foregate Street, Worcester
PEMBERTON, CHARLES OLIVER PAGET	69, Temple Row, Birmingham.
RAIKES, COL. GEORGE WHITTINGTON	Ragley Estate Office, Alcester, Redditch.
RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
ROBINS, WILLIAM HENRY . .	82A, New Street, Birmingham.
RODERICK, JOHN	2, Temple Row, West Birmingham.
SMITH, FRANK	37, Cannon Street, Birmingham.
SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
SMITH, WILLIAM	Abbott's Salford, Evesham.
STALLARD, WILLIAM	Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
TOMSON, JAMES JOHN . . .	The Chalet, King's Norton, near Birmingham.
WHITTINDALE, JAMES . . .	The Poplars, Kenilworth.
WILLMOT, GEORGE DYOTT .	6, Waterloo Street, Birmingham.
WILLMOT, JOHN	6, Waterloo Street, Birmingham.

Total, 51 Members.

(I.) LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND COMMITTEE.

Chairman.

JOHN GERMAN, Ashby-de-la-Zouch.

BLETSOE, HENRY HOPKINSON	Thrapstone, Oundle.
BOLAM, CHARLES GODFREY	Estate Office, Boughton House, Kettering, Northamptonshire.
CAVE, HENRY H.	Estate Office, Northampton.
CAVE, THOMAS NEWMAN	Horton, Northampton.
CLARE, EDWARD LOVELL	33, Friar Lane, Leicester.
CLOUGH-TAYLOR, HORACE GEORGE	Friar Lane, Leicester.
COALES, HERBERT GEORGE	Local Board Offices, Market Harborough.
CUTLAN, JOHN ELLIS	Market Square, Wellingborough.
DICKSON, THOMAS ARTHUR	Estate Office, Overstone Park, Northampton.
DRAPER, ARTHUR THOMAS	39, Friar Lane, Leicester.
EVERARD, JOHN BREEDON	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
FISHER, EDWARD KNAPP	Market Harborough, Leicestershire.
GERMAN, GEORGE	Packington House, Ashby-de-la-Zouch.
GERMAN, HARRY	Loughborough and Ashby-de-la-Zouch.
GERMAN, JOHN, JUN.	Huntingdon House, Ashby-de-la-Zouch.
GODDARD, JOSEPH	Market Street, Leicester.
GOODACRE, JOHN	5, Friar Lane, Leicester.
GOODACRE, ROBERT JOHNSON	Friar Lane, Leicester.
HAMPTON, WILLIE THOMAS	Coalville, Leicester.
HINCKS, HENRY THORP	Blaby, Leicester.
HODSON, GEORGE	Town Hall, Loughborough.
HOLLOWAY, HARRY HOWNAM	Market Harborough.
HUMPHREYS, HENRY	Woodhouse, Loughborough.
HUMPHREYS, JOHN HENRY	Woodhouse, Loughborough.
JOYCE, JOHN HALL	Blackfordby, Leicestershire, near Burton-on-Trent.
LAW, EDMUND	St. Giles' Square, Northampton.
LYSTER, THOMAS RICE SOMERVILLE	Bedford Office, Thorney, Peterborough.
MARSON, THOMAS	Higham, Hinckley, and Leicester.
MARTIN, ROBERT FREWIN	Mountsorrel, Loughborough.

MERRY, THOMAS	2, Guildhall Road, Northampton.
MILES, WILLIAM FREDERICK .	37, Friar Lane, Leicester.
PERKINS, JOSEPH	Laughton, Rugby.
ROLLESTON, JOHN FOWKE LANCELOT	Grey Friars, Leicester.
ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.
ROYCE, DAVID NEEDHAM . .	Oakham.
ROYCE, JOHN	Oakham.
SEBASTIAN-SMITH, CHARLES . .	Friar Lane, Leicester.
SCRIVEN, RICHARD GEORGE . .	Castle Ashby, Northampton.
THORPE, JOHN	Nailstone, Nuneaton.
THORPE, WILLIAM	Nailstone, Nuneaton.
WADE, GEORGE TEMPEST . .	Halford Street, Leicester.
WOOLLEY, WILLIAM EDWARD .	The Red House, Loughborough.

Total, 44 Members.

(J.) CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK COMMITTEE.

Chairman.

JOHN CARTER JONAS, 27, Market Place, Cambridge.

ATKINS, SYDNEY GEORGE . .	The Hall, Coston, Wymondham, Norfolk.
BACON, FRANK MACE . . .	Attleborough, Norfolk.
BACON, HORACE	Attleborough, Norfolk.
BARKER, CALEB	Estate Office, Shadwell, Thetford.
BECK, ARTHUR CLEMENT . .	Castle Rising, King's Lynn, and Sandringham.
BECK, EDWARD WILLIAM . .	City Chambers, Norwich.
BECK, FRANK REGINALD . .	Sandringham.
BIDWELL, CHARLES	Ely, Cambs.
BIRD, JOHN	Brampton, Huntingdon.
BLENCOWE, GEORGE	Bury St. Edmund's.
BOA, ANDREW	Great Thurlow, near Newmarket.
CHALK, HENRY PHILIP . . .	Linton, Cambridgeshire.
COOTE, GEORGE	Smeetham Hall, Sudbury.

Falcon, Michael	Horstead House, Norfolk.
Fergusson, James	Livermere, Bury St. Edmund's.
Freuer, William	West Rudham, Swaffham.
Garrard, Norton Burroughs .	Cranley Hall, Eye.
Gayford, Henry John . . .	Estate Office, East Raynham, Norfolk.
Gaze, Thomas William . .	Frenze Hall, Diss, Norfolk.
Grain, Arthur Tress. . .	2, St. Andrew's Hill, Cambridge.
Hawkins, Charles	Downham Market, King's Lynn.
Hornor, Charles Jared . .	32, Prince of Wales Road, Norwich.
Hornor, Francis	Queen Street, Norwich.
Ireland, Edwin Benjamin. .	Guestwick, East Dereham.
Jonas, Harry Marshall . .	27, Market Place, Cambridge.
Laurance, John	Sexton Barns, Peterborough.
Little, William Cutlack . .	Stag's Holt, March, Cambs.
Looker, John	High Street, Huntingdon.
Mills, Samuel Mealing . .	Orford Hill, Norwich.
Morgan, Benjamin Brauford .	6, Bank Street, Norwich.
Moyes, John Helenus. . .	26, Trinity Street, Cambridge.
Pain, James	St. Mary Street, Ely, Cambs.
Pells, Arthur	Beccles and Lowestoft.
Peppercorn, John Hutchinson	Manor House, Eaton Socon, St. Neot's.
Preedy, Frederick. . . .	Caldecot, St. Neot's.
Rix, George Kerry . . .	Somerleyton, near Lowestoft.
Rose, Thomas	21, Prince of Wales Road, Norwich.
Rowe, Richard Reynolds . .	Park House, Cambridge.
Salter, William Herbert .	The Hall, Attleborough, Norfolk.
Scott, Augustus Frederic .	24, Castle Meadow, Norwich.
Scott, Henry Lacy . . .	Bury St. Edmund's.
Scruby, William Thomas . .	Post Office Terrace, Cambridge.
Simpson, Robert Thomas . .	Horsecroft, Bury St. Edmund's.
Spelman, Clement Charles Rix	St. Giles' Street, Norwich.
Upcher, Edward Berners .	Kirby Cane, Norfolk.
Wilkin, Horace Martin . .	King's Lynn.
Wright, Thomas	Post Office Terrace, Cambridge.
Wright, William Edward .	King's Lynn.

Total, 49 Members.

(K.) BERKS, BUCKS, AND OXON. COMMITTEE.

Chairman.

JOSEPH JOHN GALE, Market Place, Wallingford.

ADKIN, CHARLES DUNCAN . . Wantage, Berks.
BINGHAM, ALFRED JOHN . . . Nalder Hill House, Newbury.
BRUCE, ROBERT KNIGHT . . Mentmore Estate Office, Leighton Buzzard.
BUCKLAND, FRANK BOWRY . . Windsor.
BUCKLAND, SIDNEY CRAWFORD . Windsor.
CASTLE, ARTHUR . . . . . 11, King Edward Street, Oxford.
CASTLE, HAROLD . . . . . 11, King Edward Street, Oxford.
COOPER, ARTHUR LESLIE . . 17, Friar Street, Reading.
DAVIS, CHARLES EDWARD . . Wroxton Estate Office, near Banbury, Oxon.
DREWEATT, THOMAS . . . . Newbury, Berks.
EGGINTON, JOHN . . . . . 150, Friar Street, Reading.
FIELD, FRANCIS HAYWARD . . 11, King Edward Street, Oxford.
FRANKLIN, THOMAS . . . . Ascott, near Wallingford.
GOTTO, FREDERICK EDWARD. . Stoney Stratford, Bucks.
GURNEY, JAMES . . . . . Chalfont St. Giles, Bucks.
HABGOOD, HENRY CHARLES . Witney, Oxon.
HARRISON, JAMES THOMAS . . Town Hall Offices, Buckingham.
HASLAM, DRYLAND . . . . Friar Street Chambers, Reading.
HASLAM, DRYLAND, JUN. . . Friar Street Chambers, Reading
HOLIDAY, FREDERICK DEAN . Bicester, Oxford.
JONES, FRANCIS WILLIAM . . Ascott, near Wallingford.
KING, JOHN BUSBY . . . . Albert Park, and 14, High Street, Abingdon.
LAWRENCE, ARTHUR . . . . Great Marlow, Bucks.
LIGHTFOOT, HENRY LE BLANC . Corpus Christi College, Oxford.
LITTLE, WILLIAM DAVIS . . Middleton Stoney, Bicester.
MILLAR, WILLIAM GALT . . 10, High Street, Reading.
NEATE, ARTHUR WEBB . . . Albion House, Newbury, and Hungerford.
NORTH, GEORGE FREDERIC . . Strathfield Saye, Mortimer, Berks.
NOTTAGE, WILLIAM GRIGGS . High Street, Slough, and Windsor.
PETO, JAMES WINDER . . . 6, Market Place, Reading.
RICH, ROBERT . . . . . Didcot, Berks.
SAMUEL, WILLIAM JOHN . . Newport Pagnell, Bucks.
SANDAY, GEORGE HENRY . . Blackwell Hall, Chesham, Bucks
SCROGGS, WILLIAM . . . . Rectory House, Kidlington, Oxford.
SIMMONS, CHARLES . . . . Henley-on-Thames.
SIMMONS, WILLIAM AUKER . . Henley-on-Thames.

Todd, Richard	Englefield, near Reading.
Vernon, Arthur	Borshams, High Wycombe, Bucks.
Watson, James Bruce . . .	Brightwell, Tetsworth, Oxon.
Wigley, George Davys Edward	Winslow, Bucks.

Total, 41 Members.

(L.) BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX COMMITTEE.

Chairman.

Hon. Edward Gerald Strutt, Whitelands, Hatfield Peverel, Chelmsford, Essex.

Austin, Russell Gardiner .	Hertford.
Ayres, Charles Pryor . .	14, High Street, Watford.
Balls, James Mayhew. . .	Castle Hedingham, Essex.
Brown, Frank John . . .	Tring, Herts.
Burnett, George John Mulcaster	Bylands, Redbourn, Herts.
Chancellor, Frederick . .	Chelmsford.
Child, Fred	1, Station Road, New Barnet, Herts.
Christy, Archibald Ernest .	6, Market Buildings, Chelmsford.
Coverdale, Frederick John .	Ingatestone Hall, Essex.
Crawter, John	Cheshunt, Herts.
Cumberland, Edward Anthony	Luton and Leighton Buzzard.
Duvall, John William . .	Hertford.
Eve, Herbert Trustram . .	2, St. Paul's Square, Bedford.
Eve, John Richard. . . .	St. Paul's Square, Bedford.
Fenn, John	The Hall, Ardleigh, and 146, High Street, Colchester.
Fenning, Herbert Samuel .	St. Paul's Square, Bedford.
Fields-Clarke, George Thomas	Estate Office, Southill Park, Biggleswade.
Foulkes, Septimus Giffard .	Tring, Herts.
Harding, Sidney Longhurst .	St. Alban's, Herts.
Hasluck, Lancelot Gerald .	Green Hill Park, New Barnet, Herts.
Haughton, William Hoghton.	Highlands, Gt. Barford, St. Neot's.
Heron, William Charles .	Uxbridge, Middlesex.
Hilliard, George Bridge . .	Writtle, Chelmsford.
Hilliard, George Edward .	Chelmsford.
Hunt, Thomas	Baldock Street, Ware, Herts.
Kemp-Smith, James Frederick	Orsett, Essex.
Kemsley, Joseph William .	Corn Exchange, Romford.

Merry, Arthur Walker . .	Bridge Street, Leighton Buzzard.
Newman, Thomas Harry . .	Rayne, Essex.
Nockolds, Martin	Saffron Walden, Essex.
Norman, James Maurice . .	Uxbridge, Middlesex.
Paisley, Joseph	Waresley, Sandy, Beds.
Parker, Charles Alfred . .	Maldon, Essex.
Robinson, Nathaniel Wishart	Marlowes, Hemel Hempstead, Herts.
Rumball, Aubrey	St. Alban's, Herts.
Shilcock, James	Hitchin, Herts.
Stafford, Robert Barry . .	83, High Street, Bedford.
Stanford, Charles Maurice .	23, High Street, Colchester.
Start, Joseph William . .	High Street, Colchester.
Surridge, Joseph Smith . .	Coggeshall, Essex.
Swordер, Hugh.	High Street, Epping.
Taylor, Edward Fergusson .	New Barnet, Herts.
Thomson, William Cunningham	Estate Office, Luton Hoo, Luton.
Thring, Douglas Theodore .	Central Hall, Bedford.
Thurnall, John Edward . .	Royston, Herts.
Trethewy, Henry	Silsoe, Ampthill, Beds.
Vaizey, John George . . .	Bocking, Braintree, Essex.
Weall, John.	38, High Street, Watford, Herts.
Woodman, Thomas Foster . .	32, St. Peter Street, St. Alban's.
Woods, Thomas	4 & 5, Church Parade, Hounslow, Middlesex.

Total, 51 Members.

(M.) DEVON AND CORNWALL COMMITTEE.

Chairman.

Henry Drew, 15, Queen Street, Exeter.

Bailey, Harry David Chinery	25, Courtenay Street, Newton Abbot, Devon.
Benson, Robert Alan . . .	Duchy of Cornwall Office, Liskeard.
Body, Arthur	15, Princess Square, Plymouth.
Body, John Bond	15, Princess Square, Plymouth.
Bourne, Robert Elliott . .	Elwell, Totnes.
Brown, George	Roborough House, Barnstable.
Commin, Frederick James . .	7, Bedford Circus, Exeter.
Cooper, John Groves . . .	Bideford.
Corderoy, Athelstane. . .	12, George Street, Plymouth.
Drew, Henry Alban . . .	15, Queen Street, Exeter.
Drew, John Gould	5, Queen Street, Exeter.

Dudley, Edgar	Bedford House, 24, Bedford Street, Plymouth.
Dymond, Francis Williams	Exeter.
Elliott, Charles	George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge.
Ellis, Edward	Bedford Chambers, Exeter.
Foster, Joseph Burgess	4, Cambridge Street, Plymouth.
Frost, Frederic Cornish	Teignmouth.
Goddard, Alexander	24, Dix's Fields, Exeter.
Holcombe, James John	The Fawns, Ermington, Ivybridge.
Kittow, John	West Holm, Launceston.
Lethbridge, Walter	1, Leigham Villas, Plymouth.
Lock, William Henry	Instow.
Loveys, Arthur Clampitt	Moretonhampstead.
Michelmore, Alfred	Berry Pomeroy Estate Office, Totnes.
Osmond, Edward	Oakford, Upton Pyne, Devon.
Parsons, Henry John Donne	Bamfylde House, Exeter.
Pearse, William	Stoliford, Modbury.
Pinney, John George	Brooklyn House, Axminster.
Rendell, Arthur Stephen	Market Terrace, Newton Abbot.
Rundle, Edward Collins	Bedford Estate Office, Tavistock.
Smyth-Richards, George Cobley	6, Castle Street, Barnstaple.
Stapledon, Ernest Allen	Bridge Chambers, Bideford, North Devon.
Stooke, James	Courtenay Street, Newton Abbot.
Symons, Philip	Fore Street, Totnes.
Tanner, John Melhuish	Wembworthy.
Thorne, Arnold	Cross Street, Barnstaple.
Ward, Daniel	8, Courtenay Street, Plymouth.
Ward, Frank	Burnville, Tavistock.
Ware, Charles Edwin	Gandy Street Chambers, Exeter.
White, Arthur Jeffrey	Wrangaton Manor, Ivybridge, South Devon.

Total, 41 Members.

(N.) SOMERSET, GLOUCESTER, AND NORTH WILTS COMMITTEE.

Chairman.

Robert Fowler Sturge, 34, Corn Street, Bristol.

Anderson, Robert, Jun.	The Barton, Cirencester.
Andrew, Thomas Hawkes	Williton, Somerset.
Bennett, Thomas Oatley	Bruton, Somerset.

Bishop, Charles	Regent Circus, Swindon, Wilts.
Bruton, Henry William . .	Albion Chambers, Gloucester.
Daniel, Harry Augustus Hood	Keynsham Manor, near Saltford, Somerset.
Edwards, Arthur Phippen .	Hutton, near Weston-super-Mare.
Farwell, Frederick George .	11, Laura Place, Bath.
Ferris, George	Milton Manor, Pewsey, Wilts.
Foley, John Howard . . .	Manvers Street, Trowbridge.
Harle, John Joseph . . .	Tortworth Estate Office, Falfield, Gloucester.
Heard, Herbert	Shepton Mallet, Somerset.
Hebditch, William Benjamin	Stratton, South Petherton, Ilminster, Somerset.
Hippisley, Edwin	12, Chamberlain Street, Wells.
Hippisley, Edwin Maggs . .	12, Chamberlain Street, Wells.
Hippisley, William John . .	12, Chamberlain Street, Wells.
Holloway, Thomas	Chippenham, Wilts.
Hussey, Frank Tooze . . .	The Grove, Cheddon Fitzpaine, Taunton.
Jeans, Mark	Marlborough, Wilts.
Knowles, Henry	Linden Grove, The Spa, Gloucester.
Marshall, Lionel Hasler .	Chippenham, Wilts.
Mundy, Herbert	Manvers Street, Trowbridge.
Munro, Philip	2, St. Stephen's Chambers, New Baldwin Street, Bristol.
Mylne, William John Home .	Sabrina, Clevedon Road, Weston-super-Mare.
Napier, Henry Burroughes .	Chippenham, Wilts.
Oakley, Edward Benjamin .	Dulverton, Parkstone.
Oliphant, George A. J. . .	Chatley House, Norton St. Philip, near Bath.
Parsons, Frank Donisthorpe .	Misterton, Crewkerne.
Parsons, Robert Maurice Peters	Misterton, Crewkerne.
Peard, John Grigg . . .	North Curry, near Taunton.
Pritchett, Ellis Herbert .	Regent Circus, Swindon, Wilts.
Ransford, Benjamin Herbert	County Club, Weston-super-Mare, Somerset.
Sadler, George William . .	467, High Street, Cheltenham.
Scammell, Thomas	14, John Street, Bristol.
Silcock, Thomas Ball . . .	14, Abbey Churchyard, Bath.
Smith, Henry Herbert . .	Chippenham, Wilts.
Spackman, Charles Chantrey.	6, Terrace Walk, Bath.
Spackman, Henry	6, Terrace Walk, Bath.
Sturge, William	34, Corn Street, Bristol.
Thomas, Josiah	Athenæum Chambers, Nicholas Street, Bristol.
Trepplin, Ernest C. . . .	Wastern, Wootton Bassett.
Villar, James	1a, Cambray, Cheltenham.
Waddington, John Allen . .	Estate Office, Rendcomb Park, Cirencester.
Wainwright, Charles Rawlinson	Shepton Mallet.
Walker, Joseph Arthur . .	Ashton Court Estate, Long Ashton, Clifton, Bristol.

Watkins, Robert Arundel	Castle Combe, Chippenham.
Whatley, Frederick Ernest.	Cirencester.
Wise, Charles Dacres	Toddington, Winchcomb, Gloucester.
Wooler, Walter Hernaman	Waterloo Street, Weston-super-Mare.

Total, 50 Members.

(O.) HAMPSHIRE, DORSET, AND SOUTH WILTS COMMITTEE.

Chairman.

Albert Edward Marvin, Mare Hill, Carisbrooke.

Allen, George	Estate Offices, Stalbridge, Dorset.
Arnold, Francis	Chilland, Winchester, and Hambledon, Hants.
Austin, Richard	Bishop's Waltham, Hants.
Austin, Richard, Jun.	Bishop's Waltham, Hants,
Baird, Jonathan Peel	Estate Office, Somerley, Ringwood, Hants.
Bath, Fred	Crown Chambers, Salisbury.
Bird, James Binfield	West Cowes, Isle of Wight.
Blake, Frederick	130, Queen Street, Portsea, Hants.
Blizard, John Henry	Lansdowne House, Castle Lane, Southampton.
Burnett, Alfred Andrew	2, High Street, Southampton.
Canning, William Browne	Salisbury.
Clifton, James Edward	Swanage, Dorset.
Cocks, Samuel Roger	5, St. Thomas's Street, Ryde.
Combes, Cyrus	Tisbury, Wilts.
Crickmay, George Rackstrow	St. Thomas' Street, Weymouth.
Crickmay, John Edward	St. Thomas' Street, Weymouth.
Day, George Carleton	Estate Office, Woodbridge, Shaftesbury, Dorset.
Duke, Edward	Dorchester.
Duke, Henry, Jun.	Dorchester.
Eames, Edward	Stoke Manor, near Alresford.
Elford, John	King Street, Poole.
Ellen, Frederick Charles	Andover.
Gater, Caleb William	Salisbury.
Gudgeon, George Edward	Estate Agency Offices, Winchester.
Hall, Ernest	166, Queen Street, Portsea, Hants.
Hankinson, Thomas James	Richmond Chambers, Bournemouth.
Hannen, Reginald St. John	The Cottage, Fordingbridge, Salisbury.
Harris, James	Winchester.
Hawker, Harry Edwin	St. Peter's Chambers, Bournemouth.
Herbert, Allan	The Market Place, Andover.

Hill, William Burrough . .	62, Above Bar, Southampton.
Hodgson, Arthur Marriott .	4, Albion Place, Southampton.
Jurd, William	10, Oxford Street, Southampton.
Kent, George Edward . . .	Normanhurst, Cavendish Road, Southsea.
King, Thomas	Pembroke House, Portsmouth.
King, Sir William David, D.L.	Stratford Lodge, Southsea.
Lane, Ernest Lacan . . .	92, Old Christchurch Road, Bournemouth.
Lemon, James	Southampton.
Lywood, Edwin	Norman Court, Clatford, Andover.
Mitchell, George Sharman .	Upper Adhurst, Petersfield, Hants.
Newman, Francis	Ryde, Isle of Wight.
Newton, Thomas Edwin . .	45, Jewry Street, Winchester.
Paterson, Charles	Canford, Wimborne, Dorset.
Perkins, Walter Frank . .	Portswood House, Southampton.
Rawlence, Ernest Alfred .	Newlands, Salisbury.
Rawlence, James Edward .	The Canal, Salisbury.
Raynbird, Hugh Edward . .	Basingstoke, Hants.
Rebbeck, Edward Wise . .	Stafford Lodge, Bournemouth.
Rebbeck, Thomas Warren .	Gervis Place, Bournemouth.
Richards, George Edward .	St. John's Hill, Wimborne.
Riddett, William Hammond .	Townhall Chambers, Ryde.
Rigden, Francis	Salisbury.
Rigden, Henry William . .	Salisbury.
Robey, Robert	Oaklands, East Tytherley, near Romsey.
Robinson, Edmund Arthur .	Lee-on-the-Solent, Gosport, Hants.
Roker, Mitchel John . . .	Snowdenham, Branksome Park, Bournemouth.
Rutherford, James Augustine	Highclere Park, near Newbury.
Sanctuary, Campbell Fortescue Stapleton	Mangerton, Melplash, Dorset.
Saunders, Theodore Ridley.	Belgrave Chambers, Ventnor.
Senior, Harry Samuel . . .	Sturminster Newton, Dorset.
Simmons, Charles Franklin .	Basingstoke, Hants.
Smith, Charles Bovill . .	Wykeham House, Fareham, Hants.
Smith, Frederick John . .	21, Portland Street, Southampton, and Basingstoke.
Smith, George Alfred . .	78, Parchment Street, Winchester.
Squarey, Elias Pitts . . .	The Moot, Downton, Salisbury.
Squarey, Newell William Pitts	The Moot, Downton, Salisbury.
Stallard, Alfred Edwin . .	West Street, Havant.
Stirton, Thomas	Estate Office, West Stratton Station, Micheldever.
Stopher, Thomas	Winchester.
Studdy, Thomas Edward . .	Estate Office, Basing Park, Alton.
Vernon-Inkpen, George Chas.	6, King's Road, Southsea.

Wallington, John Arthur Beach	Basingstoke, Hants.
Walmisley, Joseph William	7, King's Terrace, Southsea.
Warner, Henry	Faringdon, Alton, Hants.
Waters, Edward	The Canal, Salisbury.
Watson, Alfred	Braeside, Alum Chine, Bournemouth West.
Way, Henry James	109, Lower St. James' Street, Newport, Isle of Wight.
Wells, William Howley	Estate Office, Evershot.
Westbury, George Henry	The Knoll, Andover.
Wetherall, Harry Lancaster	Brachlyn, Winchfield.
Wilbraham, Edward Sidney	Estate Office, St. Giles, Salisbury.
Woolley, John Turton	Salisbury.
Young, Charles	Alton, Hants.

Total, 84 Members.

(P.) KENT COMMITTEE.

Chairman.

George Langridge, The Broadway, Tunbridge Wells.

Amos, Frank	1, Parade, Canterbury.
Barton, Harry Howell	17, Guildhall Street, Folkestone.
Brackett, Arthur William	27, High Street, Tunbridge Wells.
Brackett, Frederick Henry	27, High Street, Tunbridge Wells.
Brackett, William	27, High Street, Tunbridge Wells.
Bradford, Walter	19, Westbrook, Canterbury Road, Margate.
Burrows, Alfred John	41, Bank Street, Ashford.
Cobb, Herbert Mansfield	Higham.
Cobham, Charles	The Shrubbery, Gravesend.
Cobham, George William	1 and 3, Edwin Street, Gravesend.
Cooke, Henry	Watts Avenue, Rochester.
Cronk, Edwyn Evans	Sevenoaks.
Cronk, Frank	Sevenoaks.
Cronk, William Henry	Sevenoaks.
Dann, Henry	Dartford.
Day, William, Jun.	23, High Street, Maidstone.
Elgar, J. Edward	Crockshard, Wingham.
Finn, Adolphus	High Street, Lydd, and Rye.
Finn, Arthur George	The Deanery, Chartham.
Finn, George William	Westwood Court, Faversham.
Freeman, Sydney	The Broadway, Tunbridge Wells.
Fry, George Frederick	46, London Road, Dover.
Harvey, John James Sayer	80, Castle Street, Canterbury.

Hayward, Frederick George	Dover.
Hayward, Henry	Dover.
Hinds, Henry	57, Queen Street, Ramsgate.
Hobbs, John	Guinea Hall, Sellinge, near Hythe.
Homan, Franklin George	147, Eastgate, Rochester.
Honeyball, Fred. Thomas	Deal.
Jackson, William Tress	117, High Street, Sittingbourne.
Jennings, William Joseph	4, St. Margaret's Street, Canterbury.
Kerl, William James	49, Copers Cope Road, Beckenham.
Kidwell, John	St. Margaret's Bank, Rochester.
Latter, Hugh Robinson	The Town Hall, Bromley.
Lepper, John Harrage	10, Market Square, Bromley.
Lucas, William Edward	Bexley.
Mann, Jabez	Sevenoaks.
Neame, Frederick, Jun.	Macknade, Faversham.
Nethersole, William	Deal.
Neve, Herbert	Hole Park, Rolvenden.
Payne, Frederick	10, Market Square, Bromley.
Phillips, Frederick Hamilton	12, Belgrave Gardens, Dover.
Prall, Herbert Alexander	Martin's Bank Chambers, Dartford, Kent.
Prall, Herbert Edward	Martin's Bank Chambers, Dartford, Kent.
Rawlins, William	Kent Fire Office, Maidstone.
Roper, William	3, The Pantiles, Tunbridge Wells.
Rudkin, Arthur John	St. Ann's, Bromley.
Scriven, Charles Herbert	Agency Office, Thong, Gravesend.
Seymour, Richard Arthur Hamilton	46, Earl Street, Maidstone.
Slater, George	Canterbury.
Smith, Frank Braybrooke	South Eastern Agricultural College, Wye.
Smith, George	Boughton Monchelsea.
Temple, Frederick Wilson	27, Sandgate Road, Folkestone.
Tompsett, William Robert	182, High Street, Tonbridge, and Paddock Wood.
Tootell, Charles	13, King Street, Maidstone.
Tootell, Joseph	13, King Street, Maidstone.
Wacher, Thomas	Upper Bridge Street, Canterbury.
Waring, Herbert Fuller	46, Earl Street, Maidstone.
Waterman, Alfred James	20, Week Street, Maidstone.
Waterman, James	Ashford.
Waterman, Richard	20, Week Street, Maidstone.
Webb, George	Tunstall, Sittingbourne.
White, John	Granville Road, Sevenoaks.
Wood, William	Ivymeath, Snodland, Rochester.

Total, 65 Members.

(Q.) SUSSEX COMMITTEE.

Chairman.

JAMES WOODHAMS, Havelock Road, Hastings.

AUSTEN, FRANK	Marling Place, Wadhurst.
BANNISTER, THOMAS	Limehurst, Hayward's Heath.
BEARD, EDWIN THOMAS	Wallsend, Pevensey, Sussex.
BURTENSHAW, ALBERT	Hailsham.
CARD, HENRY CURTIS	North Street, Lewes.
CHASEMORE, PHILIP	Ashleigh, Horsham.
COLGATE, THOMAS	Sheffield Park, Uckfield.
DAVEY, HENRY THOMAS	24, Priory Avenue, Hastings.
DRAY, ALFRED	Town Hall Chambers, Hastings.
HOBGEN, FRANCIS NEALE	East Street, Chichester.
HOBGEN, THOMAS CECIL	East Street, Chichester.
HOWARD, HARRY	17, Clifton Road, Littlehampton.
HUDSON, EDWARD WILLIAM	Hove.
INGRAM, WALTER FIELDE	2, St. Andrew's Place, Lewes, and 17, Preston Street, Brighton.
KING, FRANK HULME	Horsham.
MARTIN, THOMAS	34, Elphinstone Road, Hastings.
MORRIS, HERBERT	Lewes.
NEWSAM, SAMUEL WATERHOUSE	Rokeby, Worthing.
PARRIS, CHARLES JOHN	Buckhurst, Tunbridge Wells.
PARSONS, FREDERICK CECIL	163, North Street, and 9, Marine Parade, Brighton.
POWELL, HUBERT JOHN	Hill Lodge, Lewes.
POWELL, REGINALD HENRY	St. Swithun's Lane, Lewes.
QUICK, FREDERICK WILLIAM	13, Montpellier Place, Brighton.
REEVE, KINGSNORTH	High Street, Lydd, and Rye.
SMITH, SIDNEY	Southwater, Horsham.
TAYLOR, MATTHEW	Northchapel, Petworth.
TURNER, CHARLES	Oakhurst, East Grinstead.
WATNEY, WALTER DANIEL	27, Terminus Road, Eastbourne.
WATSON, HERBERT EDWARD	New Grove, Petworth.
WELCH, FREDERICK WILLIAM	168, North Street, Brighton, and Hastings.
WILKINSON, THOMAS	168, North Street, Brighton, and Hastings.
WOOD, WILLIAM	Ifield Court, Crawley.
WYATT, OLIVER NEWMAN	East Street, Chichester.

Total, 34 Members.

(R.) NORTH WALES AND RADNOR COMMITTEE.

Chairman.

JOHN EDWARD POUNDLEY, Kerry, Newtown, Montgomeryshire.

ADDIE, WILLIAM FORRESTER	Powis Castle Estate Office, Welchpool, Montgomeryshire.
CLOUGH, RICHARD CHARLES BUTLER	Ty Maur, Denbigh.
DARLEY, WILLIAM	Llangwm, Corwen, N. Wales.
DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
GILLART, DAVID	Towyn, Merionethshire.
GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, Carnarvonshire.
JONES, WILLIAM EDWARD	Anglesey Estate Office, Craig, Llanfair P.G., Anglesey.
MCINTYRE, PETER	Gwydyr Ucha, Llanrwst, N. Wales.
MACNICOLL, DOUGLAS HENRY	Rhewl Lodge, Mostyn, Flintshire.
OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
PICKERING, WILLIAM CLOVES	Rhewl House, Mostyn, Flintshire.
PORTER, JOHN MERRY	Estate Office, Colwyn Bay, N. Wales.
POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
ROBERTS, THOMAS	Portmadoc.
SWETENHAM, HENRY	Estate Office, Hawarden.
WILLIAMS, JOHN	Gwernhefin, Bala, Merionethshire.
WILLIAMS, STEPHEN WILLIAM	Rhayader, Radnorshire.
WILLIAMS, WILLIAM LLOYD	24, High Street, Carnarvon.

Total, 20 Members.

(S.) IRISH LAND AGENTS' COMMITTEE.

Chairman.

TOLER R. GARVEY, Thornvale, Moneygall, King's County.

ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
ADAIR, JOHN OLPHERT	Beechy Park, Rathvilly.
ALEXANDER, CHARLES MURRAY, LIEUT.-COL.	Termon, Carrickmore, Co. Tyrone.
ALEXANDER, HENRY GEORGE SAMUEL, MAJOR	1, Gosford Place, Armagh.

Alexander, Robert Arthur .	Portglenone, Co. Antrim.
Anderson, Alex. Carew . .	Ballymountain House, Ferrybank, Waterford.
Armstrong, Alexander Moore, Capt.	Culmore House, Kilrea, Co. Londonderry.
Armstrong, Elliott Graham .	Rent Office, Ahascragh, Co. Galway.
Askin, Paul	60, Upper Sackville Street, Dublin.
Atkinson, William Henry .	Caugart, Shinrone, King's County.
Baillie, John Robert . . .	Dunfanaghy, Co. Donegal.
Baldwin, Chambré Corcor Thomas.	7, Leinster Street, Dublin.
Barrington, John Beatty . .	Limerick.
Barton, Henry Dupré Malkin	The Bush, Antrim.
Barton, Robert Culley . .	Millmount Road, Mullingar, West Meath.
Bayly, Maurice Spring Rice .	Araghty Grange, Roscommon.
Beamish, William Henry . .	17, South Mall, Cork.
Bigger, John James Eastwood	Fairymount, Dundalk.
Blackley, Travers Robert .	Greenmount, Muckomore, Co. Antrim.
Blakeney, Robert Edward .	Arm Lodge, Castlerea, Co. Roscommon.
Bowen, Edward Ferguson .	Glendine, Arthurstown, Waterford.
Boyd, William Henry . . .	Ballymacool, Letterkenny.
Bradshaw, Robert Macnevin .	25, South Frederick Street, Dublin.
Bridge, Henry Powell . .	Dungar Park, Roscrea, Tipperary.
Broadley, Edward Barry .	73, South Mall, Cork.
Brooke, Arthur	White House, Killybegs, Co. Donegal.
Browne, Ernest H. . . .	Brookfield, Tullamore.
Brownlow, Charles . . .	Mountstewart, Newtonwards.
Brownlow, Claude	Glenada, Newcastle, Co. Down.
Burke, Henry Anthony . .	Drumkeen, Ballinamallard, Co. Fermanagh.
Burke, William Creaghe . .	Ballinrobe, Co. Mayo.
Butler, Walter Selby . .	Green Mount, Castle Bellingham, Co. Louth.
Carroll, Theodore Frederick	80, South Mall, Cork.
Carroll, Joseph Hatton . .	80, South Mall, Cork.
Carson, William B. . . .	3, Willow Bank, Kingstown.
Chambré, Hunt Walsh . . .	Estate Office, Dungannon.
Chatterton, Robt. Smith . .	Belmount, Raheney, Co. Dublin.
Cochrane, John	Combermore, Lifford, Co. Donegal.
Coote, Orlando Robert . .	Auburn, Athlone.
Coote, Stanley Victor. . .	Donadea Castle, Kilcock, and The Orchard House, Wargrave, Berks.
Cordner, Clement Kennedy .	Greenmount, Muckomore, Co. Antrim.
Corry, Oscar Henry Lowry .	Antrim.
Creagh, Arthur Gethin . .	Mallow, Co. Cork.
Crosbie, James Dayrolles . .	Gurtenard, Listowel, Co. Kerry.
Darley, Edmund Sanders . .	5, College Green, Dublin.
Darley, Henry Ponsonby Shaw	Estate Office, Carrick-on-Shannon, Co. Leitrim.

Dean, George B.	Baila Lodge, Balla, Co. Mayo.
Denny, Francis Mcgillycuddy	17, Denny Street, Tralee.
Dickinson, Charles . . .	36, South Frederick Street, Dublin.
Dolling, Caledon Josias Radclyffe	34, Mountjoy Square, Dublin.
Dopping, James Henry, Col. .	Bella Vista, Blackrock, Co. Dublin.
Douglas, Richard William Magenis	Portballantra, Bushmills, Co. Antrim.
Edgeworth, Thos. Newcomen .	Kilshrewly, Edgeworthstown.
Ellis, Ernest Francis Leslie	Estate Office, Gorey, Co. Wexford.
Evans, William	Gillardstown House, Killucan.
Farrell, Edward Francis .	Moynalty, Kells, Co. Meath.
Fetherstonhaugh, Theobald .	Grouse Lodge, Moate, Co. Westmeath.
Fitzgerald, Jas. H. B. Penrose	The Estate Office, Middleton, Co. Cork.
Fitzgerald, Peter David . .	66, George Street, Limerick.
Fitzgerald, Robert John . .	Ballyard House, Tralee.
Fitzherbert, Henry Corry .	Millbrook, Abbeyleix, Queen's County.
Fowler, Edward Willoughby	The Earl of Clancarty's Estate Office, Ballinasloe, Co. Galway.
Franks, Matthew Henry . .	Westfield, Mountrath.
Franks, Matthew Henry, Jun.	Westfield, Mountrath.
Forbes, Arthur	Earls Vale, Cavan.
French, Savage	17, South Mall, Cork.
Frend, Causabon William .	Parsonstown, King's County.
Frend, Henry	Mitchelstown, Co. Cork.
Galbraith, Hugh	21, Westland Row, Dublin.
Garrett, James Hugh Moore .	Castlewellan, Co. Down.
Garvey, Toler Robert, Jun. .	Estates Office, Parsonstown.
Godley, Archibald	Killygar, Killeshandra.
Gloster, Thomas Edward . .	16, Herbert Street, Dublin.
Hamilton, Arthur	40, Lower Dominick Street, Dublin.
Hamilton, Edward Chetwood, Major	Woodstock Estate Offices, Inistioge.
Hardman, Edward Chambré .	14, Molesworth Street, Dublin.
Harvey, James Geo. Morewood	Northern Bank Buildings, Londonderry.
Hearn, Charles Richard . .	Armaghroe House, Caledon, Co. Tyrone.
Hewson, George Rawdon Maurice	Dromahair, Co. Leitrim.
Hodson, Gilbert Neville . .	Hollybrooke, Bray, Co. Wicklow.
Hodson, Richard Edmond . .	Coolfadda House, Bandon, Co. Cork.
Holmes, William Eden . .	47, Dawson Street, Dublin.
Horsford, Edward Henry Poe	76, George Street, Limerick.
Humphreys, Daniel Peard .	80, South Mall, Cork.
Hunt, William Lewis . . .	83, George Street, Limerick.
Hunt, William Power . . .	64, George Street, Limerick.

Hussey, Maurice T. G. . .	Loughglynn House, Castlerea.
Hussey, Samuel Murray . .	Edenburn, Gortalea, Co. Kerry.
Hutchins, Samuel Newburgh .	Ardnagashel, Bantry, Co. Cork.
Irvine, Hy., Lieut.-Col. . .	Omagh.
Jameson, Robt. William . .	Estate Office, Foynes, Co. Limerick.
Johnson, Jocelyn Otway . .	Kilganon, Enniskerry.
Johnstone, John Brett . .	Ballycastle, Co. Antrim.
Keane, Marcus	Beech Park, Ennis, Co. Clare.
Kelly, Richard Henry. . .	21, The Mall, Waterford.
Kincaid, James Stewart . .	7, Leinster Street, Dublin.
Kincaid, Joseph Westby . .	7, Leinster Street, Dublin.
Knight, Maurice Charles . .	Lansdowne, Bray.
Knox, Albert Frederic . .	Estate Office, Ballina.
Knox, Albert Henry . . .	Rahins, Ballina.
Knox, Edward Ernest . . .	8, Milward Terrace, Bray.
Knox, Ernest Henry . . .	Rahins, Ballina.
Kough, Thomas	Estate Office, Kilkenny.
L'Estrange, Christopher Arthur	Estates Office, Sligo.
Levinge, Godfrey	Estate Office, Doneraile, Co. Cork.
Lloyd, Averell	Tamnamore, Moy, Co. Tyrone.
Loftie, Henry P.	Dromiskin House, Castlebellingham.
M'Clintock, Arthur . . .	Downshire Office, Hillsborough, Co. Down.
McClintock, Charles Edward, Lieut-Col.	Glendaragh, Crumlin, Co. Antrim.
McCullagh, James W. . . .	Glasslough, Co. Monaghan.
McDonald, Allan	Glenarm, Co. Antrim.
Mahon, George Gilbert . .	The Rent Office, Ahascragh, Co. Galway.
Marmion, Thomas Henry . .	Estates Office, Cappoquin.
Maude, Anthony Fritz. . .	Drumadreary, Irvinestown, Co. Fermanagh.
Maude, Christopher Hugh .	Lenaghan, Enniskillen, Co. Fermanagh.
Maude, Maurice Ceeley . .	Lenaghan, Enniskillen, Co. Fermanagh.
Maunsell, Richard Edward .	9, Ely Place, Dublin.
Maxwell, Henry Perceval .	Old Bank House, Cahir, Co. Tipperary.
Murphy, James Fraser, Major	Estate Office, Boyle, Co. Roscommon.
Newport, George Bellingham	Rockview, Inistioge, Co. Kilkenny.
Nunn, William Bolton . .	George Street, Wexford, and Castlebridge.
O'Connor, Matthew Weld. .	Beltrasna, Oldcastle, Co. Meath.
Osborne, Charles W. . . .	Rosnaree, Slane, Co. Meath.
Owen, Arthur John . . .	Shanvaghey, Ballacolla, Queen's County.
Palmer, Charles Nugent . .	Rahan House, Edenderry.
Penrose, James Edward . .	Estate Office, Lismore Castle, Lismore.
Penrose, William Robert .	Estate Office, Rose Lane, Waterford.
Powell, Robert	Westport, Co. Mayo.

Purcell, Wills W.	Dromore, Mallow.
Pym, Albert Roderick . . .	The Lodge, Castleblaney.
Quin, Richard	Monasterboice House, Drogheda.
Quin, William Thomas Cuffe	Kilbeggan, Co. Westmeath.
Rainsford, George	113, St. Stephen's Green, Dublin.
Roberts, Edward Ussher . .	The Rent Office, Longford.
Robinson, James Dodwell . .	Seamount, Sligo.
Robinson, William Godfrey .	Tirnaskea, Cookstown.
Robinson, Henry Arthur . .	Roundstone, Galway.
Robinson, Richd. St. George .	Seamount, Sligo.
Rochfort, William	Cahir House, Cahir, Co. Tipperary.
Roe, William James . . .	11, Westland Row, Dublin.
Rogers, Harry	The Hill, Monaghan.
Ruttledge, Francis . . .	Coolbawn, Enniscorthy.
Ruttledge, Thomas Henry Bruen	42, North Great George Street, Dublin.
Sanders, Robert Massy Dawson	Sanders Park, Charleville, Co. Cork.
Sanders, Charles Stewart .	Sanders Park, Charleville.
Scott, John Russell . . .	60, Mountjoy Square, Dublin.
Scott, John William . . .	Rostevan, Ennis, Co. Clare.
Smith, George Young . . .	Ergenagh, Omagh, Co. Tyrone.
Smith, Sidney Edward . . .	Derryvale, Roscrea.
Stewart, Edwd. P., Capt. . .	21, Westland Row, Dublin.
Stewart, George Francis . .	Summerhill, Killiney, Co. Dublin.
Stewart, William Thomas. .	6, Leinster Street, Dublin.
Stokes, Frank	60, Dawson Street, Dublin.
Stokes, Richard	60, Dawson Street, Dublin.
Stopford, The Hon. George Frederick William . . .	The Estate Office, Gorey, Co. Wexford.
Studdert, R. R.	Hazlewood, Quin, Co. Clare.
Swiney, William D. . . .	Moyagh, Ramelton.
Synge, Edward	Rathe, Kingscourt, Co. Cavan.
Tailyour, Alexander . . .	Estate Office, Arklow, Co. Wicklow.
Talbot-Crosbie, Wm. David .	Cloonca, Mount Talbot, Roscommon.
Tanner, Kearns Deane, Major	Belleville Park, Cappoquin, Co. Waterford.
Tatlow, John Garnett . . .	14, South Frederick Street, Dublin.
Tatlow, Tissington William Garnett	14, South Frederick Street, Dublin.
Taylor, J. Godfrey L. . . .	Grangeville, Fethard, Co. Waterford.
Tener, Edward Shaw . . .	The Square, Loughrea, Co. Galway.
Tisdall, Hy. Chichester . .	Dulargy, Ravensdale, Co. Louth.
Townsend, Charles Eyre Coote	Fairyhouse, Kilmallock.
Townsend, Robert Uniacke Fitzgerald	18, South Mall, Cork.
Townsend, Thomas Crofton Croker	Ardbrae, Bray, Co. Wicklow.

Townshend, Charles Loftus .	15, Molesworth Street, Dublin.
Townshend, Charles Uniacke	14, Molesworth Street, Dublin.
Townshend, James Richard Clarke	23, South Frederick Street, Dublin.
Townshend, Loftus Uniacke .	Estate Office, Mallow.
Townshend, Thomas Courtney	23, South Frederick Street, Dublin.
Trench, Arthur.	Dromkeen, Cavan.
Trench, Geo. Frederic. . .	Estate Office, Ardfert, Co. Kerry.
Trench, James Currie . . .	Beverston, Dundrum, Co. Dublin.
Trench, John Townsend . .	Kenmare, Co. Kerry.
Trench, Philip Francis Chenevix	30, Kildare Street, Dublin.
Turner, Frederick Adolphus Brabazon	The Estate Office, Gorey.
Tyndall, Albert Henry . .	Ballyanne House, New Ross, Co. Wexford.
Tyrrell, Gaarrett Charles .	Monasteroris, Edenderry.
Vandeleur, Cecil Ernest . .	Estate Office, Mallow, Co. Cork.
Vereker, Henry Robert . .	Summerville, Westport, Co. Mayo.
Vernon, Arthur Pomeroy . .	1, Wilton Place, Dublin.
Vernon, Fane	Pembroke Estate Office, Wilton Place, Dublin.
Verschoyle, William Henry Forster	Woodley, Dundrum.
Wann, James Christopher. .	Market Hill, Co. Armagh.
Ward, Hon. Somerset . . .	Isle o' Valla House, Downpatrick.
Warnock, Thomas Archibald .	Portaferry, Co. Down.
Warren, Richard Lane . .	61, South Mall, Cork.
Watson, Arthur B. . . .	2, Seapoint Terrace, Monkstown, Co. Dublin.
Watson, William James . .	Aughavilla Lodge, Warrenpoint, Co. Down.
Welply, James	65, George Street, Limerick.
Webb, Charles	Rahilly, Sligo.
White, Arthur	99, George Street, Limerick.
White, Richard	Cloncallon, Ballymahon, Mullingar.
Willis, Gilbert de Laval . .	4, Kildare Street, Dublin.
Willis, Henry de Laval . .	Ennis, Co. Clare.
Wilson, Arthur Jn. de Courcy	Garvagh, Edgeworthstown.
Wynne, Alered Henry. . .	Collon, Drogheda.
Young, George Lawrence . .	Randalstown, Co. Antrim.
Young, Owen Waller O'Grady	Harristown, Castlerea, Co. Roscommon.

Total, 204 Members.

Local Distribution of Members.

July 1896.

BEDFORDSHIRE.

BEDFORD.
Fellows :—
Eve: Herbert Trustram.
Eve: John Richard.
Fenning: Herbert Samuel.
Stafford: Robert Barry.
Thring: Douglas Theodore.
Professional Associates :—
Eve: Charles Gerald.
Weston: Joseph Aurelius.

BIGGLESWADE.
Fellow :—
Fields-Clarke George Thomas.
Associate :—
Malden: Walter James.

GREAT BARFORD.
Fellow :—
Haughton: William Hoghton.

LEIGHTON BUZZARD.
Fellow :—
Merry: Arthur Walker.

LUTON.
Fellows :—
Cumberland: Edward Anthony.
Franklin: Benjamin Belgrove.
Thomson: William Cunningham.

SILSOE.
Fellow :—
Trethewy: Henry.

WOBURN.
Professional Associate :—
Hall: Chas. Pell.

BERKSHIRE.

ABINGDON.
Fellows :—
Adkin: Charles Duncan.
King: John Busby.

ASCOTT.
Fellows :—
Franklin: Thomas.
Jones: Francis William.

BEEDON.
Professional Associate :—
White: Walter Ernest Coates.

BRACKNELL.
Professional Associate :—
Laumann: Montgomery Patrick John.

BUSCOT.
Professional Associate :—
Cresland: Walter.

BERKSHIRE—*continued.*

COOKHAM-DEAN.
Professional Associate :—
Thompson: Roland O'Brien.

DIDCOT.
Fellow :—
Rich: Robert.

EATON-HASTINGS.
Professional Associate :—
Cambridge: William James.

ENGLEFIELD.
Fellow :—
Todd: Richard.

HUNGERFORD.
Fellow :—
Neate: Arthur Webb.

MAIDENHEAD.
Professional Associate :—
Tilly: Hubert Douglas.

NEWBURY.
Fellows :—
Bingham: Alfred John.
Drewatt: Thomas
Neate: Arthur Webb.

READING.
Fellows :—
Bailey: Louis Hewitt.
Cooper: Arthur Leslie.
Egginton: John.
Haslam: Dryland.
Haslam: Dryland, Jun.
Millar: William Galt.
Peto: James Winder
Professional Associates :—
Egginton: Denys.
Keep: William Henry.

STRATHFIELD SAYE.
Fellow :—
North: George Frederic.

WALLINGFORD.
Fellows :—
Gale: Joseph John.
Professional Associate :—
Killick: Anthony Edward.
Associate :—
Wells: Alfred Dodd.

WANTAGE.
Fellow :—
Adkin: Charles Duncan.
Professional Associate :—
Belcher: Edward John.

BERKSHIRE—*continued.*

WARESLEY.
Fellow :—
Paisley: Joseph.

WINDSOR.
Fellows :—
Buckland : Frank Bowry.
Buckland: Henry Duneau.
Buckland: Sidney Crawford.
Nottage: William Griggs.

WOKINGHAM.
Professional Associate :—
Butler: Albert Ernest.

WOOLHAMPTON.
Professional Associate :—
Colbourn: Henry James.

BUCKINGHAMSHIRE.

BUCKINGHAM.
Fellow : —
Harrison: James Thomas.
Professional Associate :—
Smith: James.

CHESHAM.
Fellow :—
Sanday: George Henry.

HIGH WYCOMBE.
Fellow :—
Vernon: Arthur,
Member of Council.
Professional Associate :—
Phillips: William Dearlove.

LEIGHTON BUZZARD.
Fellows :—
Bruce: Robert Knight.
Cumberland: Edward Anthony.

MARLOW (GREAT).
Fellow :—
Laurence: Arthur.

NEWPORT PAGNELL.
Fellow :—
Samuel : William John.

SLOUGH.
Fellows :—
Gurney: James.
Nottage: William Griggs.

STONY STRATFORD.
Fellow :—
Gotto: Frederick Edward.

WINSLOW.
Fellow :—
Wigley: George Davys Edward.

CAMBRIDGESHIRE.

BABRAHAM.
Professional Associate :—
Webb: Frederic Noel.

CAMBRIDGE.
Fellows :—
Grain: Arthur Tress.
Jonas: Harry Marshall.
Jonas: John Carter.
Moyes: John Helenus.
Rowe: Richard Reynolds.
Scruby: William Thomas.
Wright: Thomas.
Professional Associates :—
Gray: Percy William.
Jonas: Samuel Marshall.

CHEVELEY.
Professional Associate :—
Garrod: Herbert James.

ELY.
Fellows :—
Bidwell: Charles,
Member of Council.
Bidwell: John Evans.
Pain: James.

LINTON.
Fellow :—
Chalk: Henry Philip.

LITTLEPORT.
Fellow :—
Martin : Heber Gambling.

MARCH.
Fellow :—
Little: William Cutlack.

NEWMARKET.
Professional Associate :—
Marriott: Cecil Wynne.

ROYSTON.
Professional Associate :—
Rowley: William Taylor.

CHESHIRE

ALDFORD.
Professional Associate :—
Butler: Richard Pierce.

BIRKENHEAD.
Fellow :—
Mills: William Edward.

CAPESTHORNE.
Fellow :—
Carswell: William.

CHESTER.
Fellows :—
Jones: Isaac Matthews.
Whalley: Henry Shaw.

CREWE.
Fellow :—
McCracken: William.
Professional Associate :—
Cartwright: Alfred Stott.

CHESHIRE—*continued.*

DODDINGTON.
Fellow:—
Loring: John

DUKINFIELD.
Fellow:—
Pearson: Alfred.

ECCLESTON.
Fellow:—
Parker: The Hon. Cecil Thomas.

FRODSHAM.
Fellow:—
Linaker: Charles Edward.

HAUGHTON.
Fellow:—
Owen: Richard Newsham.

HEATON CHAPEL.
Professional Associate:—
Pye: George Henry.

HOLMES CHAPEL.
Professional Associate:—
Druce: Edric.

KNUTSFORD.
Fellow:—
Smith: John Thompson.

MARPLE.
Fellow:—
Hargraves: Stephen.

MERE.
Fellow:—
Stocks: Frederick William.

MOLLINGTON.
Fellow:—
Davies: John.

ROCK FERRY.
Fellow:—
Hall: Charles Edward.

RUNCORN.
Fellow:—
Evans: Charles Lee.

STOCKPORT.
Fellows:—
Brady: Charles Alldis.
Brady: William Hollinshed.

TARPORLEY.
Fellow:—
Scovell: John.

WILMSLOW.
Professional Associate:—
Halkyard: William Redford.

CORNWALL.

LAUNCESTON.
Fellow:—
Kittow: John.

Associate:—
Cowland: Christopher Lethbridge.

LISKEARD.
Fellow:—
Benson: Robert Alan.

REDRUTH.
Professional Associate:—
Jenkin: Arthur Pearse.

ST. GERMANS.
Professional Associate:—
Golightly: Charles Hugh.

CUMBERLAND.

CARLISLE.
Fellows:—
Hayton: Joseph William.
Hayton: Pattinson.
Heskett: William James.
Richardson: George.

Professional Associate:—
Sale: Arthur Reed.

COCKERMOUTH.
Fellow:—
Clutton: William James.

GREYSOUTHEN.
Professional Associate:—
Watson: Claude Henry.

NETHERBY.
Fellow:—
Bowman: John James.

PENRITH.
Fellows:—
Birkett: Tom.
Heskett: William James.
Hudson: James.
Little: William.

RAVENGLASS.
Fellow:—
Watt: Alexander.

WHITEHAVEN.
Fellow:—
Stanley-Dodgson: Stanley Dickinson.

WORKINGTON.
Fellow:—
Potts: James.

DERBYSHIRE.

ALFRETON.
Fellow :—
Eardley: John William.

BAKEWELL.
Fellow :—
Longsdon: Ernest Morewood.

BEAUCHIEF ABBEY.
Fellow :—
Sampson: William.

BRETBY.
Professional Associate :—
Campbell: Colin.

BUXTON.
Fellow :—
Hubbersty: Henry Alfred.

CALOW.
Fellow :—
Thorpe: Christopher.

CHESTERFIELD.
Fellows :—
Jeudwine: William Wynne.
Margereson: Charles Frederic.
Martin: Gilson.

DERBY.
Fellows :—
Brailsford: Henry.
Fuller: Thomas Alfred.
Murray: Gilbert.
Parkin: John Robert.
Shaw: John,
Member of Council.
Shaw: John, Jun.
Whitton: John William.
Wright: James.
Professional Associate :—
McCallum: Peter Service.
Associate :—
Strutt: The Hon. Frederick.

DUCKMANTON.
Fellow :—
Byron: Augustus William.

HORSLEY.
Professional Associate :—
Thompson: Frederic Hubert.

SANDIACRE.
Professional Associate :—
Child: Edmund Herbert.

SHIPLEY.
Fellow :—
Sebastian-Smith: Charles.

SUDBURY.
Fellow :—
Fawkes: Algernon.

WINGERWORTH.
Fellow :—
Barnes: George Frederick.

DEVONSHIRE.

AXMINSTER.
Fellow :—
Pinney: John George.

BARNSTAPLE.
Fellows :—
Brown: George.
Smyth-Richards: George Cobley.
Thorne: Arnold.

BEERALSTON.
Fellow :—
Ward: Daniel.

BIDEFORD.
Fellows :—
Cooper: John Groves.
Stapledon: Ernest Allen.

BROAD-CLYST.
Associate :—
Acland: Sir Thomas Dyke, Bart.

DEVONPORT.
Professional Associate :—
Venning: Alfred John Meybohn.
Associate :—
Venning: John James Edgcombe.

ERMINGTON.
Fellow :—
Holcombe: James John.

EXETER.
Fellows :—
Commin: Frederick James.
Drew: Henry,
Member of Council.
Drew: Henry Alban.
Drew: John Gould.
Dymond: Francis Williams.
Ellis: Albert Edward.
Ellis: Edward.
Goddard: Alexander.
Parsons: Henry John Donne.
Ware: Charles Edwin.
Professional Associate :—
Lucas: John Archibald.

INSTOW.
Fellow :—
Lock: William Henry.

IVYBRIDGE.
Fellows :—
Elliott: Charles.
White: Arthur Jeffrey.

MODBURY.
Fellow :—
Pearse: William.

MORETONHAMPSTEAD.
Fellow :—
Loveys: Arthur Clampitt.

DEVONSHIRE—*continued.*

NEWPORT.
Professional Associates:—
Bowden: John Friendship.
Fox: Frederick Russell.

NEWTON ABBOT.
Fellows:—
Bailey: Harry David Chinery.
Rendell: Arthur Stephen.
Stcoke: James.
Professional Associate:—
Watson: Richard.

OKEHAMPTON.
Professional Associate:—
Powell: Charles Reginald Evernden.

PAIGNTON.
Professional Associate:—
Pridham: John Lawrence.

PLYMOUTH.
Fellows:—
Body: Arthur.
Body: John Bond.
Corderoy: Athelstane.
Dudley: Edgar.
Elliott: Chas.
Foster: Joseph Burgess.
Lethbridge: Walter.
Ward: Daniel.

TAVISTOCK.
Fellow:—
Rundle: Edward Collins.
Ward: Frank.

TEIGNMOUTH.
Fellow:—
Frost: Frederic Cornish.

TORQUAY.
Professional Associate:—
Kieser: Willam Henry Gustav.

TOTNES.
Fellows:—
Bourne: Robert Elliott.
Michelmore: Alfred.
Symons: Philip.
Professional Associate:—
Stupart: Charles Walter.

UPTON PYNE.
Fellow:—
Osmond: Edward.

WEMBWORTHY.
Fellow:—
Tanner: James Melhuish.

DORSETSHIRE.

DORCHESTER.
Fellows:—
Duke: Edward.
Duke: Henry, Jun.
Tory: John Edward.

EVERSHOT.
Fellow:—
Wells: William Howley.

MELPLASH.
Fellow:—
Sanctuary: Campbell F. S.
Professional Associate:—
Birch: Francis Julian Laurence.

POOLE.
Fellow:—
Elford: John.

SHAFTESBURY.
Fellow:—
Day: George Carleton.

STALBRIDGE.
Fellow:—
Allen: George.

STURMINSTER-NEWTON.
Fellow:—
Senior: Harry Samuel.

SWANAGE.
Fellow:—
Clifton: James Edward.

WEYMOUTH.
Fellows:—
Crickmay: George Rackstrow.
Crickmay: John Edward.

WIMBORNE.
Fellows:—
Paterson: Charles.
Richards: George Edward.
Professional Associate:—
Harvey: Frederick Charles.

DURHAM.

BARNARD CASTLE.
Fellow:—
Wells: Edwin.

BLAYDON-ON-TYNE.
Fellow:—
Nicholson: Thomas Cooke.

BRANCEPETH.
Fellow:—
Peirson: Henry Thomas.

CHESTER-LE-STREET.
Fellow:—
Clark: Nathaniel.

DURHAM—*continued.*

DARLINGTON.
Fellows:—
Eade: Arthur Willoughby French
Minter: William.
Scarth: William T.

DURHAM.
Fellows:—
Rowlandson: Christopher.
Wall: George Young.

GATESHEAD-ON-TYNE.
Fellow:—
Wallace: Henry.

KEVERSTONE.
Fellow:—
Bainbridge; Robert Stagg.

SEAHAM-HARBOUR.
Fellow:—
Brydon: Robert.

SHOTLEY BRIDGE.
Fellow:—
Oliver: Charles Edward.

STOCKTON-ON-TEES.
Fellows:—
Curry: Henry John.
Rodham: John.
Professional Associate:—
Harrison: Arthur.

SUNDERLAND.
Fellows:—
Green: Robert Couper.
Hedley: John Hunt.

WINDLESTONE.
Fellow:—
Rudman: Sydney Charles.

ESSEX.

ARDLEIGH.
Fellow:—
Fenn: John.

BRAINTREE.
Fellow:—
Vaizey: John George.

CASTLE HEDINGHAM.
Fellow:—
Balls: James Mayhew.

ESSEX—*continued.*

CHELMSFORD.
Fellows:—
Chancellor: Frederick.
Christy: Archibald Ernest.
Hilliard: George Bridge.
Hilliard: George Edward.
Professional Associates:—
Martin: Alfred John.
Phillips: Francis John.
Phillips: George Cawkwell.
Associate:—
Gepp: Charles Bramston Osborne.

CHIGWELL.
Fellow:—
Savill: Alfred.

COGGESHALL.
Fellow:—
Surridge: Joseph Smith.

COLCHESTER.
Fellows:—
Fenn: John.
Stanford: Charles Maurice.
Start: Joseph William.
Professional Associates:—
Grimwade: Henry.
Haigh: Thomas Frederick.

EPPING.
Fellow:—
Sworder: Hugh.

GRAYS.
Fellow:—
Cobham: Charles.
Professional Associate:—
Waldram: Robert Edward.

HATFIELD PEVEREL.
Fellow:—
Strutt: The Hon. Edward Gerald.

INGATESTONE.
Fellow:—
Coverdale: Frederick John.

MALDON.
Fellow:—
Parker: Charles Alfred.

ORSETT.
Fellow:—
Kemp-Smith: James Frederick.

RAYNE.
Fellow:—
Newman: Thomas Harry.

ROMFORD.
Fellow:—
Kemsley: Joseph William.

ESSEX—*continued.*

SAFFRON WALDEN.
Fellow :—
Nockolds: Martin.
Professional Associates :—
Nockolds: Alfred George.
Nockolds: Martin Charles Hubert.

SOUTHEND-ON-SEA.
Fellow :—
Tapp: Arthur.
Professional Associate :—
Martin: Alfred John.

WALTHAM-ABBEY.
Fellow :—
Chetwood: Stephen.

WENDEN.
Professional Associate :—
Robinson: Martin Catlin.

WOODFORD.
Fellows :—
Kemsley: Joseph William,
Lee: Philip Shirling.
Professional Associate :—
Kemsley: William Hugh.

WRITTLE.
Fellow :—
Hilliard: George Bridge.

GLOUCESTERSHIRE.

BRISTOL.
Fellows :—
Munro: Philip.
Scammell: Thomas.
Sturge: Robert Fowler.
Sturge: William,
Past-President.
Thomas: Josiah.
Professional Associates :—
Saise: Alfred John.
Sturge: Theodore.

CHELTENHAM.
Fellows :—
Sadler: George William.
Villar: James.

CIRENCESTER.
Fellows :—
Anderson: Robert, Jun.
Waddington: John Allen.
Whatley: Frederick Ernest.
Associate :—
Kinch: Edward.

CLIFTON
Professional Associate :—
Wood: Ed. Bryan.

FALFIELD.
Fellow :—
Harle: John Joseph.

GLOUCESTERSHIRE—*continued.*

GLOUCESTER.
Fellows :—
Bruton: Henry William.
Knowles: Henry.

STONEHOUSE.
Professional Associate :—
Hooper: Edgar Wilfred.

TODDINGTON.
Fellow :—
Wise: Charles Dacres.

HAMPSHIRE.

ALRESFORD.
Fellow :—
Eames: Edward.

ALTON.
Fellow :—
Studdy: Thomas Edward.
Professional Associate :—
Wrightson: Robert Garmondsway.

ANDOVER.
Fellows :—
Ellen: Frederick Charles.
Herbert: Allan.
Westbury: George Henry.
Professional Associate :—
Hooper: Alfred Frederick.

BASINGSTOKE.
Fellows :—
Raynbird: Hugh Edward.
Simmons: Charles Franklin.
Simmons: William Anker.
Wallington: John Arthur Beach

BISHOP'S WALTHAM.
Fellows :—
Austin: Richard.
Austin: Richard, Jun.

BOSCOMBE.
Professional Associate :—
Wight: Norman.

BOURNEMOUTH.
Fellows :—
Hankinson: Thomas James.
Hawke: Harry Edwin.
Lane: Ernest Lacan.
Rebbeck: Edward Wise.
Rebbeck: Thomas Warren.
Roker: Mitchel John.
Watson: Alfred.
Professional Associates :—
Adams: Gerald James Frederick.
Hankinson: Francis Henry.

CARISBROOKE.
Fellow :—
Marvin: Albert Edward.

HAMPSHIRE—*continued.*

CHILLAND.
Fellow :—
Arnold: Francis.

CLATFORD.
Fellow :—
Lywood: Edwin.

EAST TYTHERLEY.
Fellow :—
Robey: Robert.

FAREHAM.
Fellow :—
Smith: Charles Bovill.

FARINGDON.
Fellow :—
Warner: Henry.

FORDINGBRIDGE.
Fellow :—
Hannen: Reginald St. John.

GOSPORT.
Fellow :—
Robinson: Edmund Arthur.

HAMBLEDON.
Fellow :—
Arnold: Francis.

HAVANT.
Fellow :—
Stallard: Alfred Edwin.

HIGHCLERE.
Fellow :—
Rutherford: James Augustine.

MICHELDEVER.
Fellow :—
Stirton Thomas.

MILFORD-ON-SEA.
Fellow :—
Evans-Vaughan: Henry.

NEWPORT.
Fellow :—
Way: Henry James.

PETERSFIELD.
Fellow :—
Mitchell: George Sharman.

PORCHESTER.
Professional Associate :—
Wyatt: Archibald.

PORTSMOUTH.
Fellow :—
King: Thomas.

HAMPSHIRE—*continued.*

PORTSEA.
Fellows :—
Blake: Frederick.
Hall: Ernest.
Kent: George Edward.
King: Thomas.
King: Sir William David.

RINGWOOD.
Fellow :—
Baird: Jonathan Peel.

RYDE.
Fellows :—
Cocks: Samuel Roger.
Newman: Francis.
Riddett: William Hammond.

SANDOWN.
Professional Associate :—
Whitby: Herbert Bateson.

SOUTHAMPTON.
Fellows :—
Blizard: John Henry.
Burnett: Alfred Andrew.
Hill: William Burrough.
Hodgson: Arthur Marriott.
Jurd: William.
Lemon: James.
Perkins: Walter Frank.
Smith: Frederick John.
Professional Associate :—
Pain: William Henry.

SOUTHSEA.
Fellows :—
Kent: George Edward.
King: Sir William David, D.L
Vernon-Inkpen: George Charles
Walmisley: Joseph William.

UPTON GRAY.
Associate :—
Seth-Smith: Frederick.

VENTNOR.
Fellow :—
Saunders: Theodore Ridley.

WEST COWES.
Fellow :—
Bird: James Binfield.

WINCHESTER.
Fellows :—
Gudgeon: George Edward.
Harris: James.
Newton: Thomas Edwin.
Stopher: Thomas.

WINCHFIELD.
Fellow :—
Wetherall: Harry Lancaster.

HEREFORDSHIRE.

BROMYARD.
Fellow :—
Millyard: John William.

HEREFORDSHIRE—*continued.*

HEREFORD.

Fellows :—

Brown : John Powles.
Godsell : George Herbert.
Haywood : Henry.
Haywood : William Matthews.
Parker : John.

Professional Associates :—

Hewitt : William.
Sawyer : John Ashton.

LEDBURY.

Fellow :—

Madge : John.

HERTFORDSHIRE.

BARKWAY.

Professional Associate :—

Balding : Albert.

CHESHUNT.

Fellows :—

Crawter : John.
Crawter : John, Jun.
Debenham : Frank Gissing.

HEMEL HEMPSTEAD.

Fellow :—

Robinson : Nathaniel Wishart.

Professional Associate :—

Finch : Clement Robert.

HERTFORD.

Fellows :—

Austin : Russell Gardiner.
Norris : Walter Henry.

HITCHIN.

Fellow :—

Shilcock : James.

MUCH HADHAM.

Associate :—

Gayton : Charles.

NEW BARNET.

Fellows :—

Child : Fred.
Hasluck : Lancelot Gerald.
Taylor : Edward Fergusson.

REDBOURN.

Fellow :—

Burnett : George John Mulcaster.

ROYSTON.

Fellow :—

Thurnall : John Edward.

SAWBRIDGEWORTH.

Professional Associate :—

Crawley : William Jeeves.

HERTFORDSHIRE—*continued.*

ST. ALBANS.

Fellows :—

Harding : Sidney Longhurst.
Low : Robert John.
Rumball : Aubrey.
Woodman : Thomas Foster.

Professional Associates :—

Whitaker : Ernest Victor.
Young : William.

TRING.

Fellows :—

Brown : Arthur Macdonald.
Brown : Frank John.
Foulkes : Septimus Giffard.

WARE.

Fellows :—

Duvall : John William.
Hunt : Thomas.

WARGRAVE.

Fellow :—

Coote : Stanley Victor.

WATFORD.

Fellows :—

Ayres : Charles Pryor.
Pridmore : Albert Edward.
Weall : John.

Professional Associates :—

Brown : William Edward.
Sedgwick : Rupert William.

Associate :—

Thomas : Hubert.

HUNTINGDONSHIRE.

BRAMPTON.

Fellow :—

Bird : John.

CALDECOTE.

Fellow :—

Preedy : Frederic.

HUNTINGDON.

Fellows :—

Looker : John.
Purves : Peter.

Professional Associate :—

Theakston : William Pease.

ST. NEOTS.

Fellow :—

Peppercorn : John Hutchinson.

KENT.

ASHFORD.

Fellows :—

Burrows : Alfred John.
Waterman : James.

Professional Associate :—

Brown : Alexander.

KENT—*continued.*

BECKENHAM.
Fellow:—
Kerl: William James.
Professional Associate:—
Ovenden: Charles.

BEXLEY.
Fellow:—
Lucas: William Edward.

BOUGHTON-MONCHELSEA.
Fellow:—
Smith: George.

BROMLEY.
Fellows:—
Latter: Hugh Robinson.
Lepper: John Harrage.
Payne: Frederick.
Rudkin: Arthur John.
Professional Associates:—
Cregeen: Hugh Stowell, Jun.
Hardwick: Arthur Jessop.

CANTERBURY.
Fellows:—
Amos: Frank.
Harvey: John James Sayer.
Jennings: William Joseph.
Slater: George.
Wacher: Thomas.
Professional Associate:—
Blunt: Herbert Arthur Scawen.

CHARTHAM.
Fellow:—
Finn: Arthur George.

DARTFORD.
Fellows:—
Dann: Henry.
Prall: Herbert Alexander.
Prall: Herbert Edward.

DEAL.
Fellows:—
Honeyball: Fred Thomas.
Nethersole: William.

DOVER.
Fellows:—
Fry: George Frederick.
Hayward: Frederick George.
Hayward: Henry.
Phillips: Frederick Hamilton.
Walmisley: Arthur Thomas.

FAVERSHAM.
Fellows:—
Finn: George William.
Neame: Frederick, Jun.

KENT—*continued.*

FOLKESTONE.
Fellows:—
Barton: Harry Howell.
Temple: Frederick Wilson.

GRAVESEND.
Fellows:—
Cobham: Charles.
Cobham: George William.

HIGHAM.
Fellow:—
Cobb: Herbert Mansfield.

HYTHE.
Professional Associate:—
Wilks: Ernest Stringer.

IGHTHAM.
Associate:—
Luard: Major-Gen. Chas. Edw., R.E.

LINTON.
Fellow:—
Edmonds: John.
Professional Associate:—
Champion: Percy Morris.

LYDD.
Fellows:—
Finn: Adolphus.
Reeve: Kingsnorth.

MAIDSTONE.
Fellows:—
Day: William, Jun.
Rawlins: William.
Seymour: Richard Arthur Hamilton.
Tootell: Charles.
Tootell: Joseph.
Waring: Herbert Fuller.
Waterman: Albert James.
Waterman: Richard.
Professional Associates:—
Green: Thomas John.
Page: Stanley Hatch.

MARGATE.
Fellow:—
Bradford: Walter.

MURSTON.
Professional Associate:—
Jarrett: Thomas William.

PADDOCK WOOD.
Fellow:—
Tompsett: William Robert.

RAMSGATE.
Fellow:—
Hinds: Henry.
Professional Associate:—
Vinten: Harold Bertram.

KENT—*continued.*

ROCHESTER.
Fellows:—
Cooke: Henry.
Homan: Franklin George.
Kidwell: John.
Professional Associate:—
Homan: Hubert Franklin.

ROLVENDEN.
Fellow:—
Neve: Herbert.

SELLING.
Fellow:—
Finn: Fred.

SELLINGE.
Fellow:—
Hobbs: John.

SEVENOAKS.
Fellows:—
Cronk: Edwyn Evans.
Cronk: Frank.
Cronk: William Henry.
Mann, Jabez.
White, John.
Professional Associate:—
Neighbour: Charles Edmund.

ST. MARY CRAY.
Professional Associate:—
Strouts: Lewis Herbert.

SIDCUP.
Fellow:—
Snelling: Henry.

SITTINGBOURNE.
Fellows:—
Jackson: William Tress.
Webb: George.
Professional Associates:—
Cowper: Richard William.
Elgar: Walter Robinson.

SNODLAND.
Fellow:—
Wood: William.

SWANLEY.
Fellow:—
Hooper: Cecil Henry.

THONG.
Fellow:—
Scriven: Charles Herbert.

TUNBRIDGE.
Fellow:—
Tompsett: William Robert.
Professional Associate:—
Sturgess: John Moore.

KENT—*continued.*

TUNBRIDGE WELLS.
Fellows:—
Brackett: Arthur William.
Brackett: Frederick Henry.
Brackett: William.
Freeman: Sydney.
Langridge: George,
Member of Council.
Parris: Charles John.
Roper: William.
Professional Associate:—
Scrivener: John Charles.

WINGHAM.
Fellow:—
Elgar: J. Edward.

WYE.
Fellow:—
Smith: Frank Braybrooke.
Professional Associate:—
Monson: Henry John.

LANCASHIRE.

ASHTON-UNDER-LYNE.
Professional Associate:—
Hodgkinson: James Henry.

BACUP.
Professional Associate:—
Bradshaw: Harry Greaves.

BLACKBURN.
Fellows:—
Bertwistle: James.
Gradwell: Arthur Richard.
Holt: George Henry.
Robinson: George Edward.

BOLTON.
Fellow:—
Thompson: Francis William.

BOLTON-LE-MOORS.
Professional Associate:—
Collyer: Daniel William.

BURNLEY.
Professional Associate:—
Wilson: James Calvert.

BURY.
Fellows:—
Cartwright: Joshua.
Hopkinson: Alfred.
Nuttall: Thomas.
Professional Associate:—
Nuttall: Herbert.

CLAYTON-LE-MOORS.
Fellow:—
Fletcher: Thomas.

CLITHEROE.
Fellow:—
Parmeter: Frank.

LANCASHIRE—*continued.*

CROXTETH.

Professional Associate:—
Hall: Frederick Walter.

DIDSBURY.

Fellow:—
Meade: Thomas de Courcy.

FULWOOD.

Fellow:—
Nevett: Francis Walter.

GARSTANG.

Professional Associate:—
Jackson: Leonard Labrey.

IRLAM.

Professional Associate:—
Kay: Walter Robert.

LANCASTER.

Fellow:—
Roper: John Simpson.

Professional Associate:—
Menmuir: Robert William.

LEIGH.

Fellow:—
Fairclough: William.

Professional Associate:—
Selby: John Basely.

LIVERPOOL.

Fellows:—
Beckwith: Henry Langton.
Hartley: Henry.
Kirby: Edmund.
Lancaster: Charles Holland.
Pain: Coard Squarey.
Price: John.
Thomas: Glegge.
Wainwright: Thomas Taylor,
Member of Council.
Wrennall: William.
Young: Edward Herbert.
Young: Oswald William.

Associate:—
King: William.

LYTHAM.

Fellows:—
Fair: James Stretton.
Fair: Thomas.
Rea: John Marcus Beaumont.

MANCHESTER.

Fellows:—
Bancroft: Frederick Herbert.
Bancroft: Henry.
Banks: Thomas.
Batey: Henry Simpson.
Bowden: John.
Brady: Ralph Hollinshed
Bridgford: Ernest James.
Bridgford: Col. Robert, C.B.
Corbett: Christopher.
Cross: John.
Cross: William Haslam.
Dorning: Arthur Harry.

LANCASHIRE—*continued.*

MANCHESTER.

Dorning: Elias.
Eagle: William.
Earle: Thomas Algernon.
Earnshaw: Jacob.
Eastham: James Cook.
Fairclough: William.
Fowler: Henry.
Holden: John.
Hurrell: John Weymouth.
Jackson: Charles.
Larmuth: George Horatio.
Maxwell: Francis William.
Meller: William Galloway.
Radford: William.
Radford: William Harold.
Shelmerdine: Henry.
Taylor: Thomas Walters.
Watts: Samuel Lingard.
Watts: William John.
Wilson: Thomas Silk.
Wilson: William Henry.

Professional Associates:—
Blundell: Harry.
Bridgford: Leo Appleton.
Wallis: John David.
Wilson: William Edward.

PATRICROFT.

Fellow:—
Ellis: Francis, Jun.

PRESTON.

Fellows:—
Birch: Walter de Hoghton.
Fair: Jacob Wilson,
Member of Council.
Fair: James Stretton.
Fletcher: Thomas.
Gregson: George Ernest.
Johnston: Walter Henry.
Myres: John James.
Nevett: Francis Walter.
Nevett: Thomas.
Park: Philip Samuel.
Park: William Philip.
Rea: John Marcus Beaumont.

RAWTENSTALL.

Professional Associate:—
Haywood: Samuel Spence.

ROCHDALE.

Fellow:—
Brocklebank: John.

SCORTON.

Fellow:—
Bailey: Leonard.

SILVERDALE.

Professional Associate:—
Pain: George Lloyd.

SOUTHPORT.

Fellows:—
Barrow: Thomas Robert.
Wolfenden: Thomas.

LANCASHIRE—*continued.*

ST. HELEN'S.
Fellows :—
Campbell· Henry Hunter.
Hanson : Amos.
Young: Harry Austin Lindsay.

STRETFORD.
Professional Associate :—
Bowden : Ernest Newton.

TODMORDEN.
Fellows :—
Brocklebank: John.
Suthers: James.

WARRINGTON.
Fellows :—
MacIver: Colin.
White: John.

WIGAN.
Fellow : —
Fair: Jacob Wilson.

WORSLEY.
Professional Associate :—
Watson: Herbert John.

LEICESTERSHIRE.

ASHBY-DE-LA-ZOUCH.
Fellows :—
German: George.
German: George, Jun.
German: Harry.
German: John.
Professional Associate :—
Joyce: Harry Ward.

BLABY.
Fellow :—
Hincks: Henry Thorp.

BLACKFORDBY.
Fellow : —
Joyce: John Hall.

HINCKLEY.
Fellows :—
Marson: Thomas.
Thorpe: William.

KIRBY MUXLOE.
Professional Associate :—
Beasley: John Arthur Llewellyn.

LEICESTER.
Fellows :—
Clare: Edward Lovell.
Clough-Taylor: Horace George.
Draper: Arthur Thomas.
Everard: John Breedon.
Goddard: Joseph.
Goodacre: John.
Goodacre: Robert Johnson.
Hampton: Willie Thomas.
Marson: Thomas.
Miles: William Frederick.
Rolleston: John Fowke Lancelot.
Member of Council.
Rolleston: Wm. Gustavus Stanhope.
Sebastian-Smith: Charles.
Wade: George Tempest.
Professional Associates :—
Davis: Neville Brookes.
Keay: William.
Pearson: Howard.

LEICESTERSHIRE—*continued.*

LOUGHBOROUGH.
Fellows :—
German: Harry.
Hodson: George.
Woolley: William Edward.
Professional Associate :—
Holbeche: Æmilian Henry.

LAUGHTON.
Fellow :—
Perkins: Joseph.

MARKET HARBOROUGH.
Fellows :—
Coales: Herbert George.
Fisher: Charles Browning.
Fisher: Edward Knapp.
Holloway: Harry Hownam.

MOUNTSORREL.
Fellow :—
Martin: Robert Frewen.

NAILSTONE.
Fellow :—
Thorpe: John.

WOODHOUSE.
Fellows :—
Humphreys: Henry.
Humphreys: John Henry.

LINCOLNSHIRE.

ALFORD.
Fellow :—
Higgins: Frederic.

BOSTON.
Fellow :—
Hawley: Henry Michael.

BRATTLEBY.
Professional Associate :—
Wright: Philip Chetwood.

BROCKLESBY.
Fellow :—
Tindall: Charles William.

CAYTHORPE.
Fellow :—
Crofts: Ewan Nevile.

GRANTHAM.
Fellow :—
Manner : Henry Alfred.
Associate :—
Scott: The Hon. Henry Robert.

HOLBEACH.
Fellow :—
Abbott: William.

LINCOLNSHIRE—*continued.*

HORKSTOW.

Fellow :—

Turton: Edward James.

LINCOLN.

Fellows :—

Legard: Digby Charles.
Woolley: Reginald.

LOUTH.

Fellow :—

Mason: Charles.

METHERINGHAM.

Fellow :—

Gilpin-Brown: William Dundas.

SPALDING.

Fellow :—

Kingston: Samuel.

STAMFORD.

Fellows :—

Corby: Joseph Boothroyd.
Richardson: Charles.
Richardson: James.
Woodforde: Lionel Burnet.

WAINFLEET.

Fellows :—

Martin: Walter.
Walker: George Booth.

LONDON AND NEIGHBOURHOOD.

Fellows :—

Abbott: William.
Abrams: Benjamin Percy.
Adams: Henry.
Adkin: Benaiah Whitley.
Allport: William.
Andrews: John.
Anscombe: Ernest.
Arding: Charles Bennett.
Aris: John Whitton.
Ault: Edwin.

Badcock: Philip.
Ball: William Alfred.
Ballantine: Edwin.
Barfield: Frederic Henry.
Barker: Horace Richard.
Barnes-Williams: Thomas.
Barratt: Frederick William.
Barry: Charles.
Barry: Dennett Heber.
Bate: Thomas.
Batstone: Rowland Robert.
Battam: Frederick Thomas.
Batterbury: Thomas.
Batting: Walter.
Baxter: George.
Beale: Robert John.
Beauchamp: Charles Davie.
Bedells: Charles Herbert.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows :—

Bedells: Charles King.
Beeston: Frederick.
Beken: George.
Beken: Walter.
Belcher: Edward John.
Beven: Septimus.
Bickerton: George Arthur.
Bingham: Alfred John.
Bingham: Frederick Henry.
Bingham: Reuben.
Bird: James Binfield.
Bird: Walter.
Blackbourn: Henry.
Blackford: Arthur.
Blake: William John, Jun.
Blakemore: William Agutter.
Blashill: Thomas.
Blyton: George.
Bolam: Charles Godfrey.
Bolden: John Leonard.
Bond: Douglas Vale.
Bonny: James Rippoth.
Booker: Algernon Erskine.
Booth: Gilbert William.
Boulting: Frederick Edward.
Bowdich: Henry.
Bowdich: John.
Boyd: John Jermyn.
Boyes: Henry Cowell.
Bray: Harry.
Breach: Benjamin I'Anson.
Breeds: Arthur Owen.
Brereton: Franc Sadleir.
Brereton: Thos Bloomfield Sadleir.
Brewer: Frank John.
Briant: Robert.
Bridgewater: Bentley James.
Brinsley: George.
Brooks: Charles William.
Brown: Alexander Burnett.
Brown: George James.
Brown: William Blumfield.
Browne: Flint.
Buckland: Alfred Virgoe.
Buckland: Henry Duneau.
Bull: Alfred Edwin.
Bull: Walter
Burchell: Sidney Herbert.
Burmester: John William Stanley.
Burnett: David.
Burroughes: Thomas Henry.
Bushell: Henry.
Buzzard: Alfred Lindsey.
Byron: Augustus Wm.

Cable: James M.
Cæsar: Charles Edward.
Carew: John Theodore.
Carritt: Ernest.
Carpenter: Evan George.
Cartwright: Sir Henry.
Castell: Charles Smith.
Castle: Henry James.
Castle: Sydney Charles Courtenay.
Castle: William Henry Baldwin.
Cates: Arthur.
Chancellor: Frederick.
Chambers: Theodore Gervase.
Chapman: Henry James.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Charles: Richard Stafford.
Chattell: David James.
Chatterton: George.
Chesterton: Edward.
Chesterton: Sidney Rawlins.
Cheston: Chester.
Cheston: Horace.
Chew: Henry Victor.
Child: Fred.
Chinnock: Frederick George.
Christy: Archibald Ernest.
Clark: Samuel.
Clarke: George Ernest.
Clarke: Howard Chatfeild.
Clarke: Percy Henry.
Clarke: Stanley.
Clarkson: John.
Clarkson: William.
Clifton: William Edward.
Clutton: John Henry.
Clutton: Ralph.
Clutton: Robert George,
Member of Council.
Cobb: Herbert Mansfield.
Collier: Richard James.
Collier: Walter Henry.
Collingham: John Cyril Lees.
Collins: Henry Hyman.
Collins: Marcus E.
Colyer: Frederick.
Conder: Alfred.
Cooper: George Warren.
Cooper: John Robert.
Cope: Henry James.
Corderoy: Athelstane.
Corderoy: George.
Coulson: William Lindsay.
Coverdale: Henry.
Cranfield: William Bathgate.
Crawter: John, Jun.
Crickmay: George Rackstrow.
Crier: John Thomas.
Crockett: Edwin Arthur Brassey.
Cronk: Edwyn Evans.
Cronk: Frank.
Cross: William Stephens.
Cruwys: Robert.
Currey: Henry.
Currey: Percivall.
Curtis: Charles Edward.
Curtis: Robert Leabon.
Curtis: Samuel Perkins.
Cuxson: George Austin Pryce.

Dallas: Edwin Stuart.
Darch: John.
Dash: Roland Ashford.
Davis: David Thomas.
Davies: George Humphreys.
Davies: Walter.
Davis: Charles James.
Davis: Frederick William.
Davis: James.
Daw: William Herbert.
Dawson: John George.
Dawson: Percy John.
Deacon: Thomas Mark.
Dearle: William Henry.
Debenham: Frank Bridgewater.
Debenham: Frank Gissing.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Debenham: Horace Bentley.
Dendy: William Cooper.
Dennison: John William.
Dinwiddy: Thomas.
Doll: Charles Fitzroy.
Dollar: Peter.
Done: John James.
Dowden: Henry Joseph.
Downing: Frederick.
Downing: Henry Philip Burke.
Dowsett: Charles Finch.
Driver: Charles William.
Driver: Robert Collier,
Past-President.
Driver: Robert Manning.
Drury: Edward Dru.
Duncan: James Morison.
Dunlop: Alexander Milne,
Vice-President.
Dunn: William Henry.
Dyball: Harvey.
Dyer: William John.

Eales: Frederick Ernest.
Eagland: William Francis.
Edmeston: James.
Egerton: Hubert Decimus.
Eiloart: Frederick Edward.
Eldridge: Herbert.
Elgood: Frank Minshull.
Ellis: Frederick.
Ellis: Henry.
Ellis: Herbert Moates.
Ellis: Ralph Staples.
Ellis: Richard Adam.
Ellis: Sir John Whittaker, Bart., M.P.
Ellis: William Alfred.
Elwell: William Henry.
Emmanuel: Barrow.
Evans: George.
Eve: William.
Eves: Francis George Bertram.
Eves: William Lionel.

Farmer: Edmund.
Farnan: Henry Richard.
Farrar: Sidney Howard.
Farthing: Walter Thomas.
Field: James Frederick.
Fitt: Harry Charles.
Fleetwood: George.
Flint: William Hurst.
Ford: Lawton Robert.
Ford: Solomon.
Foster: Charles Rolls.
Foster: Frank.
Foster: James Herbert Furmedge.
Foster: Henry Edwin.
Fowler: Sydney.
Fox: Edwin.
Frampton: Alfred.
Francis: George Futvoye.
Francis: Leon Albert.
Franklin: Arthur.
Franklin: Thomas Frederick.
Freeman: Sydney.
Fuller: Ernest.
Fuller: Harry.
Fuller: Herbert Henry.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Furber: Herbert.
Furber: William.

Gairdner: Edward James.
Gale: Arthur John
Gale: Ernest Sewell.
Galsworthy: Frederick Thomas, *Member of Council.*
Gamble: Sidney Gompertz.
Gandy: James.
Gardiner: Edward James.
Gardiner: William James.
Garrard: Arthur, *Member of Council.*
Garrood: Thomas William M.
Gate: Alfred Joseph.
Gibbon: William Jacomb.
Giddy: Osman Horton.
Gilbert: William Henry Sainsbury.
Girdwood: James.
Glasier: George Henry Brougham.
Gleed: Richard Cummings.
Goddard: Joseph.
Goldsmith: William.
Goodchild: Josiah.
Goodwyn: Leonard William.
Gore: Spencer W.
Gordon: Charles G.
Goulding: William Purdham.
Gouldsmith: George Waller.
Gover: Arthur Sutton.
Gover: John Richard.
Graves: Walter.
Green: Alexander Ernest.
Green: James.
Green: Samuel.
Green: Thomas Thornton.
Grellier: Harley Mair.
Griffin: Alfred.
Griffin: Harold.
Griggs: Robert.
Grogan: Hedworth Herbert.
Grose: Vincent John.
Grover: Arthur.
Gruning: Edward Augustus.
Gwyther: William Warlow.

Hackford: George.
Haddock: Roland.
Hale: Raymond Henry.
Hall: John George.
Hall: Walter.
Hallett: William Brown.
Hamilton: John.
Hampton: Geo. Frederick Wm.
Hancock: William St. John Hü.
Hansell: Reginald Goddard.
Hardcastle: Fredk. Henry Appleton.
Harding: Edward Ernest.
Harland: Marchant James.
Harrington: George Frederick.
Harrison: Richard Creese.
Harston: Arthur.
Hart: William Frederick.
Harvey: Frederick Henry.
Haskins: William Albion.
Head: John George.
Heath: Henry.
Heelis: William.
Henderson: Henry Arthur.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Heron: William Charles.
Herring: William Arthur Warwick.
Heward: Ernest James.
Hickson: Stephen Westby.
Higgins: George.
Hilton: John.
Hine: George Ernest.
Hine: George Thoma .
Hobson: Frederick William.
Hodge: Leonard Percival.
Hodson: George.
Hodson: William.
Holdsworth: Frederick Henry.
Holland: Thomas James, Jun.
Hollingsworth: Arthur Augustus.
Holman: George Edward.
Holmes: Montagu.
Hood: Hon. Victor Albert Nelson.
Hood: Walter Richard.
Hope: William Elliott.
Hopkins: Alfred James.
Horne: Edmund.
Horne: William Edgar.
Horsey: Frederick John Terry.
Houghton: Frederick.
Houghton: John Pounds.
Houghton: William.
Hovenden: Henry Edward.
Hudson: Arthur Byrne.
Hudson: Edward William.
Hudson: William.
Hugman: Charles Eady
Hull: Charles.
Humphreys: Charles.
Hunt: Frederick Cope.
Hunt: Frederick William H.
Hunt: Henry Arthur.
Hunt: Josiah.
Hunter: Cecil.
Huxley: Walter Freeman.

I'Anson: Edward Blakeway.
Ingram: Henry Law.
Inman: Marshall Nisbet.
Inman: William Nutter.
Innes: Gilbert Plantagenet Mitchell.

Jackson: Frederick William.
Jeffree: Sydney.
Jenkinson: William Wilberforce.
Johnson: Henry.
Jonas: Henry.
Jones: Charles.
Jones: Charles Frederick.
Jones: Frederick Herbert.
Jones: Henry Arthur.
Jones: Thomas.
Jopling: Joseph.
Joseph: Delissa.

Kedgley: Charles.
Keirle: Robert.
Kennedy: James.
Kerl: William James.
Kersey: Alexander Henry.
King: Alfred.
Koch: John Godfrey.

Lacey: John Turk.
Lambert: Godfrey Charles.
Lambert: William.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Lang: Charles Augustus.
Laurance: Walter.
Lawrence: William Robert.
Leane: George Henry.
Leaning: Henry John.
Leaning: John.
Leaning: William Arthur.
Lee: Charles William.
Lee: Frederick.
Lee: John Wilfrid.
Lee: Philip Shirling.
Lee: Sydney Williams.
Leonard: Henry Holmes.
Le Rossignol: Francis.
Letts: Thomas Hollins.
Lightfoot: Francis Lowry.
Littlewood: Lionel.
Lloyd: George Hamilton.
Lockyer: Gilbert Edward.
Lofts: Henry.
Lofts: Henry Fairlam.
Lovegrove: Henry.
Low: Robert John.
Lowe: Charles Harlowe.

MacCallum: Alexander Duncan.
McCarthy: Henry Robert.
McKie: Hugh Unsworth.
Mallett: William Robert.
Mann: Charles John.
Mann: James Bagshaw.
Mann: Robert Bagshaw.
Marks: Hyman.
Marr: James.
Marriott: George Wharton.
Martin: George Dennis.
Martin: Howard,
Member of Council.
Martin: Thomas.
Masterman: George Hughes.
Mathews: Joseph Douglas.
Matthews: William.
Mellenfield: James Henry.
Mellor: Thomas Henry.
Messenger: Henry.
Middleton: Reginald Empson.
Migotti: Alphonzo.
Millar: Charles William.
Millard: Edward.
Mixer: Edward.
Monckton: Henry Percival.
Monier-Williams: Stanley Faithful.
Montagu: Henry Havelock.
Moody: Thomas.
Moore: Alfred.
Moore: Harold Edward.
Morris: George Field.
Morris: Harold George.
Morris: Richard Percival.
Mould: Graham Harley.
Muller: John Joseph.
Mundy: Thomas Edward.
Murray: William.

Neale: George James.
New: Edward Vorley.
Newman: Arthur Harrison.
Newman: Charles Henry.
Newman: Samuel Frank.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Newmarch: Henry Charles.
Newson: Harry Carss.
Nicholson: Anselm.
Nicholson: William Abernethy.
Norman: James Maurice.
Norman: William Horace.
North: George.
Northcroft: Henry.
Norton: Thomas Herbert.
Notley: Richard Albert.
Notley: Robert Pledge.

Oakley: Christopher,
Vice-President.
Oakley: Christopher Percival.
Oakley: John Hubert.
Ogden: Michael Guy.
Orgill: John Berwick.
Orr: Cecil.

Page: Robert.
Pain: Coard Squarey.
Pain: William.
Paine: Edward Jabez.
Parker: Charles Alfred.
Parker: Stanley.
Parnacott: Alfred.
Parr: Samuel.
Parr: Samuel George.
Parry: Joseph William.
Parry: Richard.
Paull: Alan.
Payne: Alexander.
Peck: William Roland.
Penfold: John Wornham,
Honorary Secretary.
Perriam: Alfred Joseph.
Pether: Harry.
Pilditch: Philip Edward
Pinks: Edwin Charles.
Poston: Henry.
Potter: Herbert George.
Powell: Frederick Atkinson.
Preston: Samuel David.
Price: Richard Arnold.
Price: Thomas William.
Pridmore: Albert Edward.
Pridmore: Arthur Stirling.
Protheroe: William Henry.
Purchase: Edward Keynes.
Purves: Peter.

Ransom: Thomas Robert.
Rawlins: Henry Adair.
Read: George Huntly.
Reddall: David Gadsden.
Rees: William Andrew
Reid: Patrick Sandeman.
Rex: Francis Herbert.
Rex: William.
Richards: Alfred.
Richards: Henry.
Richards: Henry Brinley.
Richards: Thomas Robert.
Richards: William.
Richardson: Oliver Archer.
Richmond: Walter Coleridge.
Rickman: Thomas Miller.
Vice-President.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Riddle: Frederick Henry Brimble.
Roberts: Charles Quincey.
Roberts: Henry Croydon.
Roberts: Richard.
Robins: Edward.
Robins: Edward Cookworthy.
Robins: Philip Seymour.
Robinson: Charles Edward.
Robinson: Henry.
Robinson: Henry Herbert.
Robson: Edward Robert.
Rogers: William Bennett.
Roods: Alfred.
Rooke: Alfred Bradley.
Ruault: John Gustave Peter.
Rüntz: Ernest Augustus.
Russell: Murray Lawrence.
Rushworth: Edmund Walter.
Rutley: Charles.
Rutley: Frank.
Ryan: William Patrick.
Ryde: Arthur Lyon.
Ryde: Charles Bertram.

Sadler: George William, Jun.
St. Quintin: Perry.
St. Quintin: Richard Samuel.
Saunders: Cecil George.
Saunders: Charles Herbert.
Saunders: Edward.
Saunders: Martin Luther.
Saunders: Rutland.
Savill: Alfred.
Savill: Alfred, Jun.
Savill: Edwin.
Selby: Charles Frederic.
Selby-Bigge: Chas. P. O.
Seth-Smith: William H.
Shackle: Edward Neild.
Sheppard: Ernest.
Sherrin: John Lester.
Sherwin: Joseph Henry.
Shilcock: James.
Shone: Isaac.
Shoppee: Charles Herbert.
Shoppee: Charles John,
Past-President.
Simms: Walter.
Single: Arthur.
Skitt: Arthur.
Slade: James Benjamin.
Slater: Chas. Frederick.
Smallpeice: George Baker.
Smith: Edward.
Smith: Frank Adams.
Smith: Frederick Robert.
Smith: Henry Herbert.
Smith: John Moore.
Smith: Percy Pyne Caldecott.
Smith: Sidney Robert James.
Snelling: Henry.
Squarey: Elias Pitts.
Past-President.
Squarey: Newell William Pitts.
Squire: Richard.
Stanger: Samuel Arthur.
Stanham: George Gordon.
Stedman: Charles Mason.
Stenning: Alexander Rose.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Stephenson: Charles William.
Stevens: Charles Vivian.
Stevens: John William.
Stevens: William Charles.
Stevenson: Edmund Herbert.
Steward: Herbert Thomas,
Member of Council.
Stock: Henry.
Stoner: Alfred.
Street: William Charles.
Strudwick: Hayward James.
Strudwick: William Henry.
Strutt: Hon. Edward Geraid.
Swain: Ernest.
Swain: Frank.

Tabberer: Benjamin.
Tanner: Henry.
Tapp: Arthur.
Tasker: Henry Hugh.
Taylor: Arthur William.
Taylor: Edward Fergusson.
Taylor: John Herbert.
Taylor: Richard Frederick.
Tee: Samuel Clifford.
Tewson: Edward.
Tewson: Edward Arthur.
Theobald: Henry.
Theobald: Henry Wells Dewhurst.
Thomas: John Henry.
Thompson: Arthur Edward.
Thompson: George William.
Thurgood: Herbert John.
Thurgood: William Henry.
Thynne: Edward Lewis.
Thynne: Frederick George.
Thynne: Guy Harry.
Tidman: Edward.
Tootell: Richard William.
Trafford: Frederick Charles.
Treadwell: Henry John.
Trist: John William
Trollope: Charles Brown.
Trollope: Henry Charles.
Trumper: John Alfred.
Trumper: Richard.
Tubbs: Walter Burnell.
Tuckett: Percival Fox.
Turner: Alexander Henry.
Turner: Thomas Neve.
Tunley: George.
Tyler: James William.
Tyser: Richard.

Vaizey: John George.
Vernon: Arthur,
Member of Council.
Vigers: Astley.
Vigers: Leslie Robert.
Vigers: Martin.
Vigers: Robert.
Vice-President.

Wadling: Henry John.
Wadmore: Beauchamp.
Wagstaffe: Thomas Rogers.
Walcott: Lyons Roden Sympson.
Walker: Robert.
Walker: Samuel.
Wallace: George.

LONDON AND NEIGHBOURHOOD.—*continued.*

Fellows :—

Walmisley: Arthur Thomas.
Ward: George.
Warner: Alfred Ernest.
Warner: William Henry.
Waters: William Richard.
Watney: Daniel,
President.
Watney: Dendy.
Watts: Charles.
Weatherall: Henry.
Weaver: William.
Webb: William.
West: Charles Henry Edward.
Wharton: Thomas George.
White: William Henry.
Whiteley: Charles Percy.
Whittaker: John Dronsfield.
Wilkinson: George Ayscough.
Wilkinson: George Herbert.
Williams: Leonard James
Williams: William Herbert.
Wilson: Sir Jacob.
Wilson: Stephen Barton.
Wilson: William Henry.
Withall: Latham Augustus.
Wood: Charles Bruce.
Wood: Henry.
Wood: John Daniel.
Woodbridge: Stephen, Jun.
Woods: Arthur George.
Woods: Henry.
Woods: Thomas.
Woolward: William.
Wreathall: Robert T.
Wright: George Thomas Green.
Wightson: Arthur Frederick.
Wyles: John Walter.

York: Henry.
Young: Andrews.
Young: Douglas.
Young: Morgan Henry.
Young: Thomas.

Professional Associates :—

Adams: Herbert.
Allen: Percy.
Anderson: Thomas John.
Andrews: Walter Ely.
Arno: Samuel.
Assiter: Harry G.
Aylen: Cecil Hugh.

Balding: Albert.
Ball: James Benjamin.
Banks: Frederick Stuart A.
Beadel: Henry Grant.
Beadel: Maurice Frederick.
Beken: George, Jun.
Bell: Herbert Owen
Bentley: Harold Edwin.
Blount: Edward.
Bousfield: Edwin Vaughan Davenport.
Brevetor: Thomas, Jun.
Briggs: John.
Brinsley: Herbert George William.
Brooks: John McMullen.
Brooks: Philip Fuller.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates :—

Brown: George Turville.
Brown: William Arthur.
Brown: Wm. Lobin Trant
Buckland: William Thomas.
Bulbeck: George.
Buss: Fleetwood George William.

Cardall: Frederic William.
Carter: Alfred Presley.
Chalcraft: Henry Terrell.
Chart: Christopher.
Chapman: Vaughan Godfrey St. John.
Clayden: Walter.
Collier: Arthur Charles.
Cooke: Lionel.
Cooke: William George.
Cooper: Alfred William
Corfield: Thomas.
Cresswell: John Theodore Ross.
Cross: Arnold Charles Martin.
Crouch: James Leonard.
Crowther: Keston Nelson.
Cudlipp: William.
Cumberbatch: Carlton Parry.

Daffarn: Thomas Alfred.
Darbishire: Harry Vernon.
Dawson: Henry Aufrere.
Dawson: Walter Henry.
Debenham: Frederic Kersey.
Delamare: Frank.
Dinwiddy: Donald.
Drew: Allen.

Eason: Edward William.
Easton: Walter John.
Evans: Ernest Sydney.
Evans: Percival Baker.
Everett: Arthur Sherman.
Everington: John.

Fagg: Edwin William.
Farmer: Hugh Cecil.
Few: Harry Garrard.
Fitness: John Francis.
Fleetwood: Geo. Spalding.
Fletcher: George Rivers.
Fletcher: Herbert Phillips.
Foster: Edward Chas.
Foster: Harry Masterton.
Funnell: Horace Frederick.

Galsworthy: Vincent Somers.
Garner: John Stanley.
Garrard: Arthur Norman.
Garrett: Arthur Berry.
Gilbert: John Sainsbury.
Glover: Henry Alexander.
Gore: William Joll.
Gow: James.
Grant: Joseph.
Green: Edmund Horace.
Green: Frederick Algernon.
Green: James Henry Townsend.
Greenop: Edward.
Grimes: Ralph Fearon.

Hales: Arthur John.
Hamilton: John Paynter.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Harding: Frederick Allcroft.
Harper: Edgar Josiah.
Harrison: George John Robertson.
Hebden: George Radcliffe.
Heckford: Harley.
Hedger: Arthur Constantine.
Hellicar: George Thomas.
Henry: Edward Hugh.
Heward: Ernest James.
Hicks: Stanley.
Hicks: William Rooke.
Holmes: James Thomas.
Holmes: John Edward.
Horton: William Phelps.
Howell: Ernest John.

Jarmain: William.
Jarman: Frank Wilmot.
Jessett: Charles.
Jessett: Charles Edward Vernon.
Johnson: Bernard Marr.
Jordan: George Henry.
Jull: William Vincent.

King: William Isaac.
Kirk: John Wright.
Knight: George Edward.

Lake: Cuthbert Joseph.
Lamprill: William Thomas.
Lancaster: John Roy.
Lansdown: George Arthur.
Larkin: Richard Webster.
Lawley: Frederick William.
Lee: Ernest Edward Arthur.
Lewis: Arthur Llewelyn.
Lightfoot: John George.
Little: Henry.
Lovegrove: Charles Gresham.
Lovesay: William.
Lowe: Charles Robert.
Lucas: Joseph.
Luck: George Edward.
Lynch: James Henry.

Macer: Alfred Thomas.
Maddox: Harry Edward.
Martin: Samuel.
Mason: Charles William Hayley.
May: William Charles.
Melrose: Frank.
Mercer: Charles Edward.
Merrett: James.
Miller: Frederick William.
Milnes: Robert, Junr.
Molyneux: Herbert Ernest.
Morrison: Daniel.
Moss: Thomas Walter.

Neubronner: Harry Alfred.
Nicholls: Edward Alfred.
Norman: James Noel.

Ouvry: Peter Arnold.

Palmer: William Edward King.
Paul: John William.
Pearce: Fred. W.
Pearce: Frederick William.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Pearce: William John.
Pearson: Harry John.
Perks: Sydney.
Pewtress: Herbert Wilmshurst.
Phillips: John Henry.
Physick: Walter Frederick.
Pilditch: John Jarvis.
Pinder: Richmond.
Pritchard: Herbert Alfred.
Protheroe: William Sudbury.
Puckridge: Percival Martin.
Purvis: Charles James.

Rand: John.
Read: Walter Herbert.
Roberts: Charles Gordon.
Rogers: Thomas George.
Ross: David James.
Ruddle: Frank J.

Sabin: Joseph Henry,
Professional Associate of Council.
Satchell: Herbert Arnold.
Saunders: Samuel Brown.
Seddon: George Farquharson.
Selby: Frank.
Selby-Bigge: Charles P. O.
Sexby: John James.
Sherry: Nathaniel.
Shrimpshire: Samuel.
Skingle: Alfred.
Skipper: Henry Herbert.
Slade: Isaac.
Sly: Joseph Townson.
Smith: Alexander George.
Smith: Charles Gordon.
Smyth: Edward.
Professional Associate of Council.
Soutter: Ernest.
Stacey: William.
Stainton: Francis Charles.
Standen: Arthur C.
Stenning: Percy Haines.
Stevenson: Frederick J.
Stower: Joseph.
Sturgess: John Moore.
Summerfield: Joseph Charles.

Taylor: George.
Tewson: Leonard.
Theobald: John Medows.
Thompson: Alfred.
Thompson: Joseph Atherden.
Thurgood: Ernest Charles.
Townsend: George James.
Tyler: William Bott.

Verity: Ernest George.

Wain: George Sparrow.
Waldram: Percy John.
Walker: Leon Victor.
Walker: William Selves.
Warton: Wilfred.
Watson: George.
Watson: William James.
Webster: Hugh Calthrop.
Wells: Edward Ogbourn.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Wells: William Henry.
Weston: George.
Wheeler: Charles Trevor Ogle.
Wheeler: John Henry.
Whitton: Percy.
Wilde: Sidney Algernon.
Williams: Henry Cuthbert.
Willis: Edward.
Willoughby: Charles William.
Wilson: John Hayes.
Wonnacott: Ernest Wm. Malpas.
Wood: Leslie Stuart.
Woodward: Walter Henry.
Worthington: James Scott.

Associates :—

Bankes: John Eldon.
Barnes: George Frederick.
Barry: John Wolfe, C.B.,
Associate of Council.
Batten: John Winterbotham.
Beale: James Samuel.
Birch: Robert William Peregrine.
Boulger: George Edward Simonds.
Bramwell: Sir Fredk. Joseph, F.R.S.
Bund: John W. Willis.

Cadell: George.
Castle: Edward James, Q.C.
Clarke: Sir Edward, Q.C., M.P.
Clarke: Ernest.
Clode: Walter.
Clutton: Hubert Spencer.
Colam: Robert Frederick.
Cripps: Charles Alfred, Q.C.

Dowden: Walter Alfred Allen.

Emden: T. Walter L.

Fowler: Sir John, Bart., K.C.M.G., F.R.S.
Freeman: George Mallows, Q.C.
Freshfield Edwin.
Freshfield: William Dawes.

Grantham: Richard Fuge.

Hamilton: Henry Best Hans.
Hamond: Thomas Astley Horace.
Hudson: Alfred Arthur.

James: Sir Henry, Q.C., M.P.

Leworthy: John Henry.
Littler: Ralph Daniel Makinson, Q.C.

Marriott: The Right Hon. Sir William Thackeray, Q.C., M.P.
Marshall: Frederick.
Mence: Phillip Allan.
Milles: Charles William.
Moulton: John Fletcher, Q.C., M.P.
Munton: Francis Kerridge.

Pain: Arthur Cadlick.
Pollard: Edward Hutchinson.
Pope: Samuel, Q.C.

LONDON AND NEIGHBOURHOOD—*continued.*

Associates :—

Redman: Joseph Haworth.
Rees: John Charles.
Rew: Robert Henry.
Rickards: Arthur George.
Rigg: Herbert Addington.
Russell: Charles Alfred.
Ryde: Walter Cranley.

Shoppee: Gerald Augustine.
Sladen: St. Barbe.
Statham: William Arnold.
Stephens: Pembroke S., Q.C.
Stevens: William Richard.
Sutton: Henry.

Thomas: George James.

Veasey: Thomas Frederick.

Warren Reginald Augustus.
Webster: Sir Rchd. Everard, K.C.M.G., Q.C., M.P.,
Associate of Council.
Wheeler: Thomas Whittenbury, Q.C.
White: His Honour Judge Frederick Meadows, Q.C.
Will: John Shiress, Q.C., M.P.
Winckworth: Lewis.

MONMOUTHSHIRE.

DIXTON.
Fellow :—
Wanklyn: Phillip Endell.

MONMOUTH.
Fellow:—
Powell: Frederick Atkinson.

NEWPORT.
Fellows :—
Graham: William.
Hitchcox: William.
Rees: William George.
Tanner: William.
Professional Associate:—
Griggs: Henry Jenner.

PONTYPOOL.
Fellow :—
Llewellin: David Morgan.

USK.
Professional Associate :—
Cowell: Herbert Lee.

NORFOLK.

ATTLEBOROUGH.
Fellows :—
Bacon: Frank Mace.
Bacon: Horace.
Salter: William Herbert.

CASTLE RISING.
Fellow :—
Beck: Arthur Clement.

NORFOLK—*continued.*

CASTON.
Professional Associate:—
Scorer: Alfred George.

COSTON.
Fellow:—
Atkins: Sydney George.

DISS.
Fellow:—
Gaze: Thomas William.

DOWNHAM MARKET.
Fellow:—
Hawkins: Charles.

EAST DEREHAM.
Fellow:—
Ireland: Edwin Benjamin.

EAST RAYNHAM.
Fellow:—
Gayford: Henry John.

HORSTEAD.
Fellow:—
Falcon: Michael.

KIRBY-CANE.
Fellow:—
Upcher: Edward Berners.

KING'S LYNN.
Fellows:—
Wilkin: Horace Martin.
Wright: William Edward.

MELTON CONSTABLE.
Professional Associate:—
Astley: Reginald Basil.

NORWICH.
Fellows:—
Beck: Edward William.
Hornor: Charles Jared.
Hornor: Francis.
Mills: Samuel Mealing.
Morgan: Benjamin Brauford.
Rose: Thomas.
Scott: Augustus Frederic.
Spelman: Clement Charles Rix.
Professional Associates:—
Bodger: Percy Morris.
Forster: Walter Hill.
Spelman: William Wilton Rix.

SANDRINGHAM.
Fellows:—
Beck: Arthur Clement.
Beck: Frank Reginald.

SHADWELL.
Professional Associate:—
Tallent: Edwin James.

NORFOLK—*continued.*

THETFORD.
Fellow:—
Barker: Caleb.
Professional Associate:—
Menzies: Robert.

TROWSE-NEWTON.
Professional Associate:—
Bruce: Alexander David.

WEST RUDHAM.
Fellow:—
Freuer William.

NORTHAMPTONSHIRE.

CASTOR.
Professional Associate:—
Staunton-Wing: George.

HORTON.
Fellow:—
Cave: Thomas Newman.

KETTERING.
Fellow:—
Bolam: Charles Godfrey.
Professional Associate:—
Lightfoot: Frank Prideaux.

NORTHAMPTON.
Fellows:—
Cave: Henry H.
Law: Edmund.
Merry: Thomas.
Scriven: Richard George.

OVERSTONE.
Fellow:—
Dickson: Thomas Arthur.

PETERBOROUGH.
Fellows:—
Laurance: John.
Lyster: Thomas Rice Somerville.

THRAPSTONE.
Fellow:—
Bletsoe: Henry Hopkinson.
Professional Associate:—
Wright: Thomas Hawkins.

WELLINGBOROUGH.
Fellow:—
Cutlan: John Ellis.

WIGSTHORPE.
Professional Associate:—
Barker: Geoffry Lionel.

NORTHUMBERLAND.

ALNWICK.
Fellows :—
Tomlinson: Thomas.
Wilson: Sir Jacob.

BOTHAL.
Fellows :—
Sample: Thomas.
Sample: William Collings.

GOSFORTH.
Fellow :—
Aynsley: Robert John.

MATFEN.
Fellow :—
Sample: Charles Herbert.

NEWBURN-ON-TYNE.
Fellow :—
Taylor: Harry William.

NEWCASTLE-UPON-TYNE.
Fellows :—
Armstrong: Thomas John.
Bolam: William Thomas.
Forsyth: Thomas Hills.
Nicholson: Thomas Cooke.
Taylor: John William.
Professional Associate :—
Allen: John Parnell.

WHICKHAM.
Professional Associate :—
White: William, Jun.

WYLAM.
Fellow :—
James: Christian Hugh.

NOTTINGHAMSHIRE.

BABWORTH.
Fellow :—
Parkin: William.

BEESTON.
Fellow :—
Bowley: John Cross.

CLIFTON.
Fellow :—
Haynes: Henry.

EAST BRIDGFORD.
Fellows :—
Beaumont: Charles.
Beaumont: George.

EPPERSTONE.
Fellow :—
Huskinson: William Lambe.
Professional Associate :—
Huskinson: Thomas William.

NOTTINGHAMSHIRE—*continued.*

MANSFIELD.
Fellows :—
Turner: Frederick John.
Vallance: Robert Frank.
Professional Associate :—
Butterworth: Josiah.

NEWARK-UPON-TRENT.
Fellow :—
Bailey: William Smith.

NORTH COLLINGHAM.
Professional Associate :—
Hawes: Frederick Kirk.

NOTTINGHAM.
Fellows :—
Barnes: John William James.
Calvert: Arthur Richard.
Evans: Robert.
Hine: George Thomas.
Walker: Herbert.
Walker: Joseph.
Professional Associates :—
Bradwell: Gervase Hubbart.
Leverton: Frank John Waldemar.
Payne: William Percy.

NUTTALL.
Fellow :—
Taylor: Samuel.

OLLERTON.
Fellows :—
Bell: Joseph Askew.
Wordsworth: Robert Walter.

OSBERTON.
Fellow :—
Lister-Kaye: Charles Wilkinson.

RADCLIFFE-ON-TRENT.
Fellow :—
Morris: Charles.

RETFORD.
Fellows :—
Walker: Joshua.
Young: Harry Austin Lindsay.

SERLBY.
Professional Associate :—
Grover: Philip Gordon.

SOUTH COLLINGHAM.
Fellows :—
Wigram: John.
Woolley: Reginald.
Woolley: Thomas Cecil Smith.

WOLLATON.
Fellows :—
Wright: Charles William.
Wright: William,
Member of Council.

WORKSOP.
Fellow :—
Turner: Thomas Warner.
Professional Associate :—
Bower: Arthur Wentworth Chivers.

OXFORDSHIRE.

BICESTER.
Fellows :—
Holiday: Frederick Dean.
Little: William Davis.
Professional Associate :—
Holiday: Percy Cave.

HEADINGTON.
Professional Associate :—
Rose: Edward Joseph.

HENLEY-ON-THAMES.
Fellows :—
Simmons: Charles.
Simmons: Charles Franklin.
Simmons: William Anker.

MIDDLE ASTON.
Professional Associate :—
Little: Henry.

OXFORD.
Fellows :—
Castle: Arthur.
Castle: Harold.
Field: Francis Hayward.
Lightfoot: Henry Le Blanc.

TETSWORTH.
Professional Associate :—
Watson: James Bruce.

WITNEY.
Fellow :—
Habgood: Henry Charles.
Professional Associate :—
Bateman: Arthur Charles.

WROXTON.
Fellow :—
Davis: Charles Edward.

RUTLANDSHIRE.

OAKHAM.
Fellows :—
Royce: David Needham.
Royce: John.

SHROPSHIRE.

BARROW.
Fellow :—
Thursfield: Thomas Howells.

BRIDGNORTH.
Fellows :—
De Wend: William Fenton.
Wyley: Henry James.

BROMFIELD.
Fellow :—
Fenn: Andrew Thomas Cranage.

SHROPSHIRE—*continued.*

CHIRBURY.
Fellow :—
Morris: Edward Henry.
Professional Associate :—
Morris: William Henry.

CLEOBURY NORTH.
Fellow :—
Dodgson: Wilfred Longley.

ELLESMERE.
Fellow :—
Tower: Brownlow Richd. Christopher.

HAWKESTONE.
Fellow :—
Hall: William Timothy.

KNOCKIN.
Fellow :—
Griffiths: Edward, Jun.

LEATON.
Fellow :—
Hickman: Thomas.

LUDLOW.
Fellows :—
Dodgson: Wilfred Longley.
Fenn: Thomas.

LYDBURY NORTH.
Fellows :—
Newill: Robert Henry.
Ward: Felix John.
Professional Associate :—
Parry: Richard Frederick.

OSWESTRY.
Fellow :—
Lawford: William Robinson.

RUSHTON.
Professional Associate :—
Carnell: Sydney George.

SHIFNAL.
Fellow :—
Lane: Cecil Newton.

SHREWSBURY.
Fellows :—
Bather, John T.
Burd: Laurence.
Burd: Timotheus Henry.
Davis: Alfred Thomas.
Evans: William Ernest.
Owen: Henry.
Wyley: William John.
Professional Associates :—
Armytage: Francis Reginald.
Salt: Reginald Nowell.

UPPINGTON.
Fellow :—
Ashdown: Augustus Harding.

SHROPSHIRE—*continued.*

WESTON-UNDER-REDCASTLE.
Fellow :—
Evans-Vaughan : Henry.

WHITCHURCH.
Fellow :—
Palamountain : Joseph William.

SOMERSETSHIRE.

BATH.
Fellows :—
Farwell : Frederick George.
Silcock : Thomas Ball.
Spackman : Charles Chantry.
Spackman : Henry.
Professional Associate :—
Thomas : Edward Morgan Dawson.

BRUTON.
Fellow :—
Bennett : Thomas Oatley.

DULVERTON.
Fellow :—
Oakley : Edward Benjamin.

HUTTON.
Fellow :—
Edwards : Arthur Phippen.

KEYNSHAM.
Fellow :—
Daniel : Harry Augustus Hood.

KINGSTON.
Professional Associate :—
Shufflebotham : John Henry.

LONG ASHTON.
Fellow :—
Walker : Joseph Arthur.

MISTERTON.
Fellows :—
Combes : Cyrus.
Parsons : Frank Donisthorpe.
Parsons : Robert Maurice Peters.

NORTH CURRY.
Fellow :—
Peard : John Grigg.

NORTON ST. PHILIP.
Fellow :—
Oliphant : George A. J.

PRESTON :
Professional Associate :—
Roberts : Joseph William George.

SHEPTON MALLET.
Fellows :—
Heard : Herbert.
Wainwright : Charles Rawlinson.

SOMERSETSHIRE—*continued.*

SOUTH PETHERTON.
Fellow :—
Hebditch : William Benjamin.

TAUNTON.
Fellows :—
Hussey : Frank Tooze.
Knollys : James Edward.

WELLS.
Fellows :—
Hippisley : Edwin.
Hippisley : Edwin Maggs.
Hippisley : William John.

WESTON-SUPER-MARE.
Fellows :—
Ransford : Benjamin Herbert.
Wooler : Walter Hernaman.

WILLITON.
Fellow :—
Andrew : Thomas Hawkes.

YEOVIL.
Fellow :—
Tory : John Edward.

STAFFORDSHIRE.

BURTON-ON-TRENT.
Fellow :—
Winterton : Wm. Moxon.

ENDON.
Fellow :—
Heaton : George Herbert.

ENVILLE.
Fellow :—
Punchard : Frederick Burt.

HANLEY.
Fellow :—
Forshaw : Edward.
Professional Associate :—
Burton : Amos, Jun.

KEELE.
Fellow :—
Boothby : Henry Vernon.

LICHFIELD.
Fellows :—
Hussey : Robert.
Inge : Charles Henry.
Winterton : Harry John Campion.

LITTLE INGESTRE.
Fellow :—
Mynors : Walter Charles Towers.

PENKRIDGE.
Fellow :—
Foden : Edward Antrobus.

STAFFORDSHIRE—*continued.*

STAFFORD.
Fellows :—
Roney-Dougal, John Dougal.
Sandy : Henry.
Turnor : Exsuperius Weston.
Professional Associate :—
Hill : Alfred.

STOKE-UPON-TRENT.
Fellow :—
Lynam : Charles.

STRAMSHALL.
Fellow :—
Forshaw : Edward.

TAMWORTH.
Fellow :—
Arnold : William.
Professional Associate :—
Bidwell : Shelford.

UTTOXETER.
Fellow :—
Hardy : Richard Thomas Ash.

WEST BROMWICH.
Fellow :—
Eayrs : John Thomas.

WOLVERHAMPTON.
Fellows :—
Bradley : James William.
Duncalfe : Henry George.
Nock : Benjamin Bowen.
Professional Associate :—
Vale : Henry.

SUFFOLK.

BECCLES.
Fellow :—
Pells : Arthur.

BURY ST. EDMUNDS.
Fellows :—
Blencowe : George.
Scott : Henry Lacy.
Professional Associates :—
Harrison : Cecil Henry Gilmore.
Scott : Archibald Lacy.

EYE.
Fellow :—
Garrard : Norton Burroughs.

HOLLESLEY.
Professional Associate :—
Baker : Cecil Cautley.

HORSECROFT.
Fellow :—
Simpson : Robert Thomas.

SUFFOLK—*continued.*

IPSWICH.
Professional Associates :—
Bond : Frederick George.
Cheney : Edwin John.
Turner : Percy.

LAVENHAM.
Professional Associate :
Scott : Thomas.

LIVERMERE.
Fellow :—
Fergusson : James.

LOWESTOFT.
Fellow :—
Pells : Arthur.
Professional Associate :—
Crosier : Charles.

NEWMARKET.
Fellow :—
Boa : Andrew.

SOMERLEYTON.
Fellow :—
Rix : George Kerry.

SUDBURY.
Fellow :—
Coote : George.

WOODBRIDGE.
Fellow :—
Arnott : John.

SURREY.

CHERTSEY.
Professional Associate :—
Waterer : Clarence.

COBHAM.
Fellow :—
Pattisson : Jacob Luard, C.B.
Associates :—
Seth-Smith : Archibald.
Seth-Smith : Hugh Garden.

DORKING.
Fellows :—
White : Charles Alexander.
White : James Alexander.

ENGLEFIELD GREEN.
Fellows :—
Bond : Erasmus.
Menzies : William.
Simmonds : Frederick.

EPSOM.
Professional Associates :—
Flight : Alfred.
Hankey : Gilbert Lionel.

SURREY—*continued.*

FARNHAM.

Fellows :—

Eggar: James Alfred.
Nash: Alfred James.

Professional Associate :—

Williams: William Welsby.

Associate :—

Wing: Thomas Twining.

GODALMING.

Fellow :—

Mellersh: Alfred William.

Professional Associate :—

Rigden: Charles Furner.

GUILDFORD.

Fellows :—

Baxter: George.
Ellis: Ernest Harold.
Lee: William.
Messenger: William Harry.
Smallpiece: George Baker.

Professional Associate :—

Hewett: George Thompson.

HATCHFORD.

Professional Associate :—

Sowels: William Clowes.

KINGSTON-ON-THAMES.

Fellows :—

Dawson: John George.
Horsfield: J. Nixon.
Page: George Frederick.
Phillips: William Edwin.

Professional Associate :—

Evered: Gillebrand Elwin.

MITCHAM.

Fellow :—

Chart: Robert Masters.

MOLESEY (EAST).

Fellow :—

Moore: Algernon.

OXTED.

Fellow :—

Osenton: George, Jun.

REDHILL.

Fellow :—

Stacey: Harrie.

Professional Associate :—

Mew: Robert Heath.

SURREY—*continued.*

REIGATE.

Fellows :—

Bellingham: Archibald Turner.
Burchell: Sidney Herbert.
Clutton: Ralph William.
Dyball: Sextus.
Lees: John.
Pym: George Edwin.

Professional Associates :—

Morrison: Gerard Donald.
Thornton: William Henry.

RICHMOND.

Fellows :—

Chancellor: Albert.
Houghton: John Pounds.
Jenkinson: John.
Maynard: Edward.
Partridge: Edward John.

Professional Associates:—

Crookes: Charles Reginald.
Heasler: Holland Charles.
Sturley: Arthur Dyson.

RIPLEY.

Fellow :—

Noel: Byron Bruce.

SOUTH NUTFIELD.

Professional Associate :—

Norris: Edward James.

WALTON-ON-THAMES.

Fellow :—

Dash: Roland Ashford.

WEYBRIDGE.

Fellows :—

Pilditch: Philip Edward.
Synge: Edward Millington.

WOKING.

Professional Associate :—

Mann: Frederick Charles Thomas.

WORCESTER PARK.

Fellow :—

Gardiner: William James.

SUSSEX.

BEXHILL.

Professional Associate :—

Parks: Walter.

BRIGHTON.

Fellows :—

Ingram: Walter Fielde.
Parsons: Frederick Cecil.
Quick: Frederick William.
Welch: Frederick William.
Wilkinson: Thomas.

SUSSEX—*continued.*

BRIGHTON.

Professional Associates :—

Cox: Reginald John.
Mellor: James Frederick.
Udny: Augustus Charles.

CHICHESTER.

Fellows :—

Hobgen: Francis Neale.
Hobgen: Thomas Cecil.
Wyatt: Oliver Newman.

CRAWLEY.

Fellow :—

Gardner: Gilbert.

Professional Associate :—

Taylor: George.

EASTBOURNE.

Fellow :—

Watney: Walter Daniel.

Professional Associates :—

Johns: Percy.
Woolnough: John William.

EAST GRINSTEAD.

Fellow :—

Turner: Charles.

FIRLE.

Professional Associate :—

Scarlett: Harry.

FRAMFIELD.

Professional Associate :—

Thompson: Charles William George Hugh.

HAILSHAM.

Fellow :—

Burtenshaw: Albert.

HASTINGS.

Fellows :—

Davey: Henry Thomas.
Dray: Alfred.
Welch: Frederick William.
Wilkinson: Thomas.
Woodhams: James.

Professional Associates :—

Hardiman: Harry.
Kennett: Charles Arthur.
Miller: George Frederick.
Saker: Sydney.

HAYWARD'S HEATH.

Fellow :—

Bannister: Thomas.

Professional Associate :—

Bannister: Tom Harrison Caffyn.

SUSSEX—*continued.*

HORSHAM.

Fellows :—

Chasemore: Philip.
King: Frank Hulme.

HOVE.

Fellow :—

Hudson: Edward William.

Professional Associate :—

Jenner: William.

LEWES.

Fellows :—

Card: Henry Curtis.
Ingram: Walter Fielde.
Morris: Herbert.
Powell: Hubert John.
Powell: Reginald Henry.

Professional Associate :—

Card: Henry.

LITTLEHAMPTON.

Fellow :—

Howard: Harry.

ORE.

Associate :—

Williams: Thomas D.

PETWORTH.

Fellows :—

Taylor: Matthew.
Watson: Herbert Edward.

PEVENSEY.

Fellow :—

Beard: Edwin Thomas.

RYE.

Fellow :—

Reeve: Kingsnorth.

SLINFOLD.

Professional Associate :—

Child: Charles.

SOUTHWATER.

Fellow :—

Smith: Sidney.

UCKFIELD.

Fellow :—

Colgate: Thomas.

WADHURST.

Fellow :—

Austen: Frank.

WORTHING.

Fellow :—

Newsam: Samuel Waterhouse.

WARWICKSHIRE.

ALCESTER.

Fellow :—

Raikes: Col. George Whittington.

BIRMINGHAM.

Fellows :—

Arnold: William.
Bettridge: Edward.
Couchman: Robert Edward.
Fowler: Gerard Edmund.
Fowler: Henry.
Fowler: Richard.
Fowler: William.
Gibson: Denston.
Godfrey: Robert.
Grimley: Edwin Fearn.
Grimley: Thomas.
Hadley: Frank.
Hedley: Robert Wilkin.
Hendriks: Henry.
Holbeche: Robert Neville.
Jenkins: Oswald.
Kenwrick: George.
Ludlow: Walter Robert.
Mason: William Arthur.
Mathews: George Spencer.
Mathews: Lewis Osler.
Pemberton: Charles Oliver Paget.
Robins: William Henry.
Roderick: John.
Smith: Frank.
Williams: Edward Bickerton.
Willmot: George Dyott.
Willmot: John.

Professional Associate :—

Hall: Thomas Biddle.

EDGBASTON.

Fellow :—

Mathews: William.

Professional Associate :—

Lakin-Smith: Ernest.

KENILWORTH.

Fellow :—

Whittendale: James.

KNOWLE.

Fellow :—

Ludlow: Walter Robert.

LEAMINGTON.

Fellow :—

Fayerman: George Metcalfe.

Professional Associate :—

Southorn: Charles Herbert.

LEEK WOOTTON.

Fellow :—

Donne: Henry.

Professional Associate :—

Raffety: Herbert William.

MILVERTON.

Fellow :—

Smith: Frank William.

WARWICKSHIRE—*continued.*

NUNEATON.

Fellow :—

Evans: Walter Pearson.

Professional Associate :—

Staley: Albert Henry.

STRATFORD-ON-AVON.

Fellow :—

Deer: Edward.

WARWICK.

Fellows :—

Couchman: Henry Boteler.
Fosbery: William Thomas Exham.
Margetts: John William.

WESTMORELAND.

KENDAL.

Fellows :—

Banks: John.
Hoggarth: Arthur.
Hoggarth: Edwin.
Webster: Alexander.

KIRKBY LONSDALE.

Fellow :—

Punchard: Frederick.

Professional Associate :—

Punchard: Charles Bates.

MILNTHORPE.

Fellow :—

Holme: John.

WINDERMERE.

Professional Associate :—

Jackson: Edward Henry.

WILTSHIRE.

CHIPPENHAM.

Fellows :—

Brinkworth: Robert Edwin.
Holloway: Thomas.
Marshall: Lionel Hasler.
Napier: Henry Burroughes.
Smith: Henry Herbert.
Watkins: Robert Arundel.

DEVIZES.

Fellow :—

Canning: William Browne.

DOWNTON.

Fellows :—

Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.

Associates :—

Fream: William.
Wrightson: John.

WILTSHIRE—*continued.*

HAM.
Professional Associate :—
Burder: Reginald Edward Campbell.

MARLBOROUGH.
Fellow :—
Jeans: Mark.

PEWSEY.
Fellow :—
Ferris: George.

SALISBURY.
Fellows :—
Bath: Fred.
Canning: William Browne.
Gater: Caleb William.
Hannen: Reginald St. John.
Rawlence: Ernest Alfred.
Rawlence: James Edward.
Rigden: Francis.
Rigden: Henry William.
Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.
Waters: Edward.
Woolley: John Turton.

SWINDON.
Fellows :—
Bishop: Charles.
Pritchett: Ellis Herbert.

TISBURY.
Fellow :—
Combes: Cyrus.

TROWBRIDGE.
Fellows :—
Foley: John Howard.
Mundy: Herbert.
Professional Associate :—
Snailum Walter Wadman.

WINCHESTER.
Fellow :—
Smith: George Alfred.

WOOTTON-BASSETT.
Fellow :—
Trepplin: Ernest C.

WORCESTERSHIRE.

BALSALL HEATH.
Professional Associate:—
Perkins: Joseph.

WORCESTERSHIRE—*continued.*

DODDERHILL.
Fellow :—
Green: John.

EVESHAM.
Fellows :—
Righton: Edward Grantham.
Smith: William.

KIDDERMINSTER.
Fellow :—
Joseland: Charles.

KINGS NORTON.
Fellow :—
Tomson: James John.

MADRESFIELD.
Fellow :—
Stallard: William.

MALVERN LINK.
Fellow :—
Stallard: William.

MOSELEY.
Professional Associate :—
Barclay: Thomas.

STOURBRIDGE.
Fellows :—
Fiddian: William.
King: Henry.
Professional Associates :—
Barratt: Harry.
Punchard: Frederick Burt.

STOURPORT.
Fellow :—
Clarke: Alfred Dudley.

WORCESTER.
Fellows :—
Buck: Albert,
Member of Council.
Buck: Herbert Wilson.
Everill: Frank.
Finn: Herbert Archibald.
Parker: William Henry.

YORKSHIRE.

ABERFORD.
Professional Associate :—
Prater: Thomas Herbert.

ALDWARK.
Professional Associate :—
Campbell: Hugh Bruce.

YORKSHIRE—*continued.*

BALDERSBY.
Fellows :—
Gregson: William.
Peirson: George Brodrick.

BANNER CROSS.
Professional Associate :—
Wilson: Alexander Mills.

BARNSLEY.
Fellow :—
Wade: John.
Professional Associate :—
Wade: Henry.

BEDALE.
Fellow :—
Clarke: Christopher.

BEVERLEY.
Fellow :—
Evans: William.

BINGLEY.
Fellow :—
Armistead: Richard.

BRADFORD.
Fellows :—
Clare: Edward Lovell.
Cowgill: Brian Bollans Hird.
France: Arthur Alderson.
France: Charles.
Gott: Charles.
Gott: Charles Henry.
Hindle: John.
Jackson: Samuel.
Milnes: Eli.
Smith: Frederic Ellison.
Smith: Harry Russell.
Smith: Joseph.
Smith: Wheater.
Woodhead: William Booth.

BRIGHOUSE.
Fellow :—
Armytage: George John.

BRODSWORTH.
Fellow :—
Baines: Matthew Talbot.

DONCASTER.
Professional Associate :—
Peace: Alfred Lindley.

EBBERSTON.
Fellow :—
Bradley: William Edward.

YORKSHIRE—*continued.*

GOOLE.
Fellow :—
Hobson: Harry.
Professional Associate :—
Tudor: Edward Charles Buchanan.

GUISBROUGH.
Fellow :—
Clarke: John William.

HALIFAX.
Fellows :—
Buckley: George.
Fox: Charles James.
Horsfall: Richard,
Member of Council.
Horsfall: Richard Edgar.
Jackson: Benjamin Whitehead.
Professional Associates :—
Fox: Charles Edward.
Hebblethwaite: Charles Henry.

HARROGATE.
Professional Associate :—
Driffield: Thomas Henry.

HUDDERSFIELD.
Fellows :—
Abbey: Joe Burman.
Crowther: John Herbert.
Demetriadi: Thomas Marsden.
Dransfield: Henry Brook.
Hanson: John Henry.
Professional Associate :—
Shaw: Arthur.

HULL.
Fellows :—
Bilson: John.
Botterill: William.
Brodrick: John.
Easton: John H.
Fillingham: Edward.
Fryer: George.
Hebblethwaite: Louis.
Tiffen: John Henry.
Todd: William Henry.
Watson: John.
Wellsted: William Henry.
White: Alfred Edward.

KEIGHLEY.
Fellow :—
Broster: Robert Buck.
Professional Associate :—
Weatherhead: David Wilkinson.

KIVERTON PARK.
Fellow :—
Carrington: Thomas.

YORKSHIRE—*continued.*

LEEDS.
Fellows :—
Cundy : Hubert John.
Fenwick : Thomas.
Gott : Frank.
Hepper : John.
Jones : James William.
Leather : George Herbert.
Oldroyd : Linley.
Richardson : John.
Winn : Thomas.

Professional Associate :—
Muir : James

LOWTHORPE.
Fellow :—
Piercy : Henry Onslow.

Professional Associate :—
Piercy : Frederic Onslow.

MANNINGHAM.
Professional Associate :—
Pochin : Thomas Clement.

MARKET WEIGHTON.
Fellow :—
Chowen : Henry Llewellyn.

MIDDLEHAM.
Professional Associate :—
Maughan : John.

MIDDLESBOROUGH.
Fellow :—
Lofthouse : Roger.

NORTON.
Fellow :—
Abbott : Robert Thomas G.

OULTON.
Fellow :—
Farrer : John.

PATELEY BRIDGE.
Professional Associate :—
Boord : Walter Bertram.

PENISTONE.
Professional Associate :—
Hinchcliffe : John, Jun.

PONTEFRACT.
Fellow :—
Watson : John, Jun.

RAWCLIFFE.
Fellow :—
Wright : James.

REDCAR.
Fellow :—
Rutherford : James.

YORKSHIRE—*continued.*

SEACROFT.
Professional Associate :—
Townend : William.

SEDBERGH.
Fellow :—
Dent : Ralph John.

SETTLE.
Professional Associate :—
Smithells : Edwin.

SHEEPRIDGE.
Professional Associate :—
Jackson : Alfred Ernest.

SHEFFIELD.
Fellows :—
Ellison : Michael.
Flockton : Thomas James.
Fowler : Frederick.
Fowler : Reginald William.
Innocent : Charles John.
Marshall : Peter.
May : Thomas Henry.
Wilde : William.

Professional Associate :—
Sandford : Charles Sidney.

SKIRLAUGH.
Professional Associate :—
Hollis : Ralph.

SLEIGHTS.
Fellow :—
Popple : John.

WAKEFIELD.
Fellows :—
Greaves : John Oldroyd.
Kaye : John Edward.
Massie : Frank.

WETHERBY.
Fellow :—
Cundy : Hubert John.

YORK.
Fellows :—
Cox : Edward Samuel.
Clutton : William James.
Forbes : Charles Mansfeld.
Fryer : George.
Jolly : John Hawkins.
Walker : Francis Elliott.
Watson : Herbert Edward.

Professional Associates :—
Carr : Thomas Edmund.
Kerr : Arthur Herbert.
Lee : George Cansfield.
Pegge : John Thomas.
Skeat : Arthur Percival.

IRELAND.

ARMAGH.

ARMAGH.
Fellow :—
Alexander: Henry Geo. Samuel, Major.

MARKET HILL.
Fellow :—
Wann, James Christopher.

ANTRIM.

ANTRIM.
Fellows :—
Barton: Henry Dupré Malkin.
Corry: Oscar Henry Lowry.

BALLYCASTLE.
Fellow :—
Johnstone: John Brett.

BUSHMILLS.
Fellow :—
Douglas: Richard William Magenis.

CRUMLIN.
Fellow :—
McClintock: Chas. Ed., Lieut.-Col.

GLENARM.
Fellow :—
McDonald: Allan.

MUCKOMORE.
Fellows :—
Blackley: Travers Robert.
Cordner: Clement Kennedy.

PORTGLENONE.
Fellow :—
Alexander: Robert Arthur.

RANDALSTOWN.
Fellow :—
Young: George Lawrence.

CARLOW.

RATHVILLY.
Fellow :—
Adair: John Olphert.

CAVAN.

CAVAN.
Fellows :—
Forbes: Arthur.
Trench: Arthur.

KILLESHANDRA.
Fellow :—
Godley: Archibald.

KINGSCOURT.
Fellow :—
Synge: Edward.

CLARE.

CLARE CASTLE.
Fellow :—
Green: Alfred William.

ENNIS.
Fellows :—
Keane: Marcus.
Scott: John William.

ENNISKERRY.
Fellow :—
Johnson: Jocelyn Otway.

QUIN.
Fellow :—
Studdert: R. R.

CORK.

BANDON.
Fellow :—
Hodson: Richard Edmond.

BANTRY.
Fellow :—
Hutchins: Samuel Newburgh.

CORK—*continued.*

CHARLEVILLE.
Fellows :—
Sanders: Robert Massey Dawson.
Sanders: Charles Stewart.

CORK.
Fellows :—
Beamish: William Henry.
Broadley: Edward Barry.
Carroll: Theodore Frederick.
Carroll: Joseph Hatton.
French: Savage.
Humphreys: Daniel Feard.
Townsend: Robert Uniacke F.
Warren: Richard Lane.

DONERAILE.
Fellow :—
Levinge: Godfrey.

MALLOW.
Fellows :—
Creagh: Arthur Gethin.
Purcell: Wills W.
Vandeleur: Cecil Ernest.
Townshend: Loftus Uniacke.

MIDDLETON.
Fellow :—
Fitzgerald: James H. B. Penrose.

MITCHELSTOWN.
Fellow :—
Frend: Henry.

DONEGAL.

DUNFANAGHY.
Fellow :—
Baillie: John Robert.

KILLYBEGS.
Fellow :—
Brooke: Arthur.

LETTERKENNY.
Fellow :—
Boyd: William Henry.

LIFFORD.
Fellow:—
Cochrane: John.

RAMELTON.
Fellow :—
Swiney: William D.

DOWN.

CASTLEWELLAN.
Fellow :—
Garrett: James Hugh Moore.

DOWNPATRICK.
Fellow :—
Ward: Hon. Somerset.

HILLSBOROUGH.
Fellow :—
M'Clintock: Arthur.

MOUNTSTEWART.
Fellow :—
Brownlow: Charles.

NEWCASTLE.
Fellow :—
Brownlow: Claude.

PORTAFERRY.
Fellow :—
Warnock: Thomas Archibald.

WARRENPOINT.
Fellow :—
Watson: William James.

DUBLIN.

BLACKROCK.
Fellow :—
Dopping: James Henry, Col.

DUBLIN
Fellows :—
Abbott: Joseph.
Askin: Paul.
Baldwin: Chambré Corcor T.
Barton: John George.
Bradshaw: Robert Macnevin.
Darley: Edmund Sanders.
Dickinson: Charles.
Dolling: Caledon Josias Radclyffe.
Galbraith: Hugh.
Gibb: William Pashley.
Gloucester: Thomas Edward,
Hamilton: Arthur.
Hardman: Edward Chambré.
Holmes: William Eden.
Kincaid: James Stewart.
Kincaid: Joseph Westby
Mounsell: Richard Edward.

DUBLIN—*continued.*

DUBLIN.

Fellows:—

Rainsford: George.
Roe: William James.
Ruttledge: Thomas Henry Bruen.
Scott: John Russell.
Stewart: Ed. P., Capt.
Stewart: William Thomas.
Stokes: Frank.
Stokes: Richard.
Tatlow: John Garnett.
Tatlow: Tissington Wm. Garnett.
Townshend: Charles Loftus.
Townshend: Charles Uniacke.
Townshend: James Richard Clarke.
Townshend: Thomas Courtney.
Trench: Philip Francis C.
Vernon: Arthur Pomeroy.
Vernon: Fane.
Willis: Gilbert de Laval.

Professional Associate:—

Hemphill: Charles George Cathcart.

DUNDRUM.

Fellows:—

Trench: James Currie.
Verschoyle: William Henry Forster.

KILLINEY.

Fellow:—

Stewart: George Francis.

KINGSTOWN.

Fellow:—

Carson: William B.

MONKSTOWN.

Fellow:—

Watson: Arthur B.

Professional Associate:—

Crozier: George Francis.

RAHENEY.

Fellow:—

Chatterton: Robert Smith.

FERMANAGH.

BALLINAMALLARD.

Fellow:—

Burke: Henry Anthony.

ENNISKILLEN.

Fellows:—

Maude: Maurice Ceeley.
Maude: Christopher H.

IRVINESTOWN.

Fellow:—

Maude: Anthony F.

GALWAY.

AHASCRAGH.

Fellows:—

Armstrong: Elliott Graham.
Mahon: George Gilbert.

BALLINASLOE.

Fellow:—

Fowler: Edward Willoughby.

LOUGHREA.

Fellow:—

Tener: Edward Shaw.

ROUNDSTONE.

Fellow:—

Robinson: Henry Arthur.

KERRY.

ARDFERT.

Fellow:—

Trench: George Frederic.

GORTALEA.

Fellow:—

Hussey: Samuel Murray.

KENMARE.

Fellow:—

Trench: John Townsend.

LISTOWEL.

Fellow:—

Crosbie: James Dayrolles.

TRALEE.

Fellow:—

Denny: Francis M.
Fitzgerald: Robert John.

KILDARE.

CURRAGH CAMP.

Fellow:—

Randall: Richard.

KILCOCK.

Fellow:—

Coote: Stanley Victor.

KILKENNY.

FERRYBANK.
Fellow :—
Anderson: Alex. Carew.

INISTIOGE.
Fellows :—
Hamilton: Ed. Chetwood, Major.
Newport: George Bellingham.

KILKENNNY.
Fellow :—
Kough: Thomas.

KING'S COUNTY.

EDENDERRY.
Fellows :—
Palmer: Charles Nugent.
Tyrrell: Garrett Charles.

MONEYGALL.
Fellow: —
Garvey, Toler, R.

PARSONSTOWN.
Fellows :—
Frend: Causabon William.
Garvey: Toler R., Jun.

SHINRONE.
Fellow :—
Atkinson: William Henry.

TULLAMORE.
Fellow :—
Browne, Ernest H.

LEITRIM.

CARRICK-ON-SHANNON.
Fellow :—
Darley: Henry Ponsonby Shaw.

DROMAHAIR.
Fellow :—
Hewson: George Rawdon M.

LIMERICK.

FOYNES.
Fellow :—
Jameson: Robert William.

KILMALLOCK.
Fellow :—
Townsend: Charles Eyre C.

LIMERICK.
Fellows :—
Barrington: John Beatty.
Fitzgerald: Peter David.
Hosford: Edward Henry Poe.
Hunt: William Lewis.
Hunt: William Power.
Welply: James.
White: Arthur.

LONDONDERRY.

COLERAINE.
Fellow :—
Given: Maxwell.

ENNIS.
Fellow :—
Willis: Henry de Laval.

KILREE.
Fellow :—
Armstrong: Alexander Moore, Capt.

LONDONDERRY.
Fellow :—
Harvey: James George Moorewood.

LONGFORD.

BALLYMAHON.
Fellow :—
White: Richard.

EDGEWORTHSTOWN.
Fellows :—
Edgeworth: Thomas N.
Wilson: Arthur J. de Courcy.

LONGFORD.
Fellow :—
Roberts: Edward Ussher.

LOUTH.

CASTLE BELLINGHAM.
Fellows :—
Butler: Walter Selby.
Loftie: Henry P.

DUNDALK.
Fellow :—
Bigger: John James Eastwood.

RAVENSDALE.
Fellow :—
Tisdall: Henry Chichester.

MAYO.

BALLINA.
Fellows :—
Knox: Albert Frederic.
Knox: Ernest Henry.
Knox: Albert Henry.

BALLINROBE.
Fellow :—
Burke: William Creaghe.

CASTLEBAR.
Fellows :—
Dean: George B.
Hussey: Maurice T. G.

MAYO.
Fellow :—
Joynt: George Lawrence.

WESTPORT.
Fellows :—
Powell: Robert.
Vereker: Henry Robert.

MEATH.

DROGHEDA.
Fellows :—
Quin: Richard.
Wynne: Alfred Henry.

KELLS.
Fellow :—
Farrell: Edward Francis.

OLDCASTLE.
Fellow :—
O'Connor: Matthew Weld.

SLANE.
Fellow :—
Osborne: Charles W.

MONAGHAN.

CASTLEBLANEY.
Fellow :—
Pym: Albert Roderick.

GLASSLOUGH.
Fellow :—
McCullagh: James W.

MONAGHAN.
Fellow :—
Rogers: Harry.

SHRULE.
Professional Associate :—
Child: Charles.

QUEEN'S COUNTY.

ABBEYLEIX.
Fellow :—
Fitzherbert: Henry Corry.

BALLYCOLLA.
Fellow :—
Owen: Arthur John.

MOUNTRATH.
Fellows :—
Franks: Mathew Henry.
Franks: Mathew Henry, Jun.

ROSCOMMON.

BOYLE.
Fellow :—
Murphy: James Fraser, Major.

CASTLEREA.
Fellows :—
Blakeney: Robert Edward.
Young: Owen Walter O'Grady.

MOUNT TALBOT.
Fellow :—
Talbot-Crosbie: William D.

ROSCOMMON.
Fellow :—
Bayly: Maurice Spring Rice.

SLIGO.

SLIGO.

Fellows :—

L'Estrange : Christopher A.
Robinson : James Dodwell.
Robinson : Richard St. George.
Webb : Charles.

Professional Associate :—

Gethin : Randolph George.

TIPPERARY.

CAHIR.

Fellows :—

Maxwell : Henry Percival.
Rochfort : William.

ROSCREA

Fellows :—

Bridge : Henry Powell.
Smith : Sidney Edward.

TYRONE.

CALEDON.

Fellow :—

Hearn : Chas. Richard.

CARRICKMORE.

Fellow :—

Alexander : Chas. Murray, Lieut.-Col.

COOKSTOWN.

Fellow :—

Robinson : William Godfrey.

DUNGANNON.

Fellow :—

Chambré : Hunt Walsh.

MOY.

Fellow :—

Lloyd : Averell.

TYRONE—*continued.*

OMAGH.

Fellows :—

Irvine : Hy., Lieut.-Col.
Smith : George Young.

WATERFORD.

CAPPOQUIN.

Fellows :—

Marmion : Thomas Henry.
Tanner : Kearns Deane, Major.

FETHARD.

Fellow :—

Taylor : J. Godfrey L.

LISMORE.

Fellow :—

Penrose : James Edward.

WATERFORD.

Fellows :—

Kelly : Richard Henry.
Penrose : William Robert.

WESTMEATH.

AUBURN.

Fellow :—

Coote : Orlando Robert.

KILBEGGAN.

Fellow :—

Quin : William Thomas Cuffe.

KILLUCAN.

Fellow :—

Evans : William.

MOATE.

Fellow :—

Fetherstonhaugh : Theobald.

MULLINGAR.

Fellow :—

Barton : Robert Culley.

WEXFORD.

ARTHURSTOWN.

Fellow :—

Bowen: Edward Fergusson.

CASTLEBRIDGE.

Fellow :—

Nunn: William Bolton.

ENNISCORTHY.

Fellows :—

Grey: Charles Grey.
Ruttledge: Francis.

GOREY.

Fellows :—

Ellis: Ernest Francis L.
Stopford: The Hon. Geo. Fredk. Wm.
Turner: Frederick Adolphus B.

NEW ROSS.

Fellow :—

Tyndall: Albert Henry.

WEXFORD.

Fellow :—

Nunn: William Bolton.

WICKLOW.

ARKLOW.

Fellow :—

Tailyour: Alexander

BRAY.

Fellows :—

Hodson: Gilbert Neville.
Knight: Maurice Charles.
Knox: Edward Ernest.
Townsend: Thomas Crofton Croker.

SCOTLAND.

ABERDEENSHIRE.

ABERDEEN

Associate :—

Forbes: Alexander.

AYRSHIRE.

KILMARNOCK.

Fellows :—

Duke: Freke Guy Rashleigh.
Turner: Joseph Harling.

Professional Associates:—

Henderson: Richard.
Mitchell: Lewis.

EDINBURGHSHIRE.

EDINBURGH.

Fellow :—

Laurence: Peter.

LANARKSHIRE.

GLASGOW.

Fellows :—

Barr: James.
Binnie: Thomas.
Brown: William.
Burnet: Frank.
Copland: William Robertson.
Danskin: John.
Fraser: William.
Hill: Thomas Nelson.
Laing: John.
Lammie: George.
MacDougall: Robert.
Munro: Daniel.
Parnie: James.
Smellie: Thomas Davies

Professional Associate:—

Fraser: Thomas Smellie.

SUTHERLANDSHIRE.

GOLSPIE.

Fellow :—

McLean: Donald.

WALES.

ANGLESEY.

LLANFAIR, P.G.
Fellow :—
Jones: William Edward.

BRECKNOCKSHIRE.

BRECON.
Fellow :—
Williams: Gerald Garnons.

CRICKHOWELL.
Fellow :—
Coles: Samuel Hood Cowper.

CARMARTHENSHIRE.

LLANWRDA.
Fellow :—
Davies: Cyril Froodvale.
Davies: John Morgan.

LLANELLY.
Fellows :—
Blake: George.
Griffiths: William.
Wilkins: William.

CARNARVONSHIRE.

BANGOR.
Fellow :—
Dew: William Arthur.

CARNARVON.
Fellow :—
Williams: William Lloyd.

CRICCIETH
Fellow :—
Jones: Walter Butler Clough.

PORTMADOC.
Fellow :—
Roberts: Thomas.

DENBIGHSHIRE.

DENBIGH.
Fellow :—
Clough: Richard Charles Butler.

COLWYN BAY.
Fellow :—
Porter: John Merry.

LLANRWST.
Fellow :—
McIntyre: Peter.

LLANGWRN.
Fellow :—
Darley: William.

FLINTSHIRE.

HAWARDEN.
Fellow :—
Swetenham: Henry.

MOSTYN.
Fellows :—
MacNicoll: Douglas Henry.
Pickering: William Cloves.

ST. ASAPH.
Fellow :—
Birch: Richard Elwyn.

GLAMORGANSHIRE.

BRITON FERRY.
Professional Associate :—
Lyons: Edward Colvill.

CARDIFF.
Fellows :—
Blosse: Edward F. Lynch.
Brown: Thomas Forster.
Corbett: Edwin Wortley Montagu.
David: Edmund Ussher.
Harpur: William.
Hern: Samuel.
Rees: Ithel Treherne.
Rigg: Charles.
Rooney: Samuel.
Thomas: George.
Waring: Charles Edward.
Professional Associates :—
David: George Willoughby.
John: Henry Bell.
Thomas: Illtyd.

GLAMORGANSHIRE—*continued.*

NEATH.

Fellow :—

Sheppard: Osborne.

PONTYPRIDD.

Fellow :—

Evans: Arthur Owen.

Professional Associate:—

Jones: David Pugh.

ST. FAGANS.

Fellow :—

Forrest: Robert.

Professional Associate :—

Forrest: William.

SWANSEA.

Fellows:—

Leeder: Ernest Holtman.
Price: Francis Holborrow Glynn.
Rees: William John.

MERIONETHSHIRE.

BALA.

Fellow :—

Williams: John.

TOWYN.

Fellow :—

Gillart: David.

MONTGOMERYSHIRE.

KERRY.

Fellow :—

Poundley: John Edward.

LLANIDLOES.

Fellows :—

Grant: James.
Powell: Evan.

MONTGOMERYSHIRE—*continued.*

NEWTOWN.

Fellow :—

Owen: William Scott.

WELCHPOOL.

Fellow :—

Addie: William Forrester.

PEMBROKESHIRE.

HAVERFORDWEST.

Fellows :—

Owen: Thomas Henry Rule.
Owen: Thomas Rule.

PEMBROKE.

Fellow :—

Thomas: William.

RADNORSHIRE.

GLASBURY.

Professional Associate :—

Gunter: James.

RHAYADER.

Fellow :—

Williams: Stephen William.

CHANNEL ISLANDS.

GUERNSEY.

Professional Associate :—

Morrish: Hugh Kenneth.

FOREIGN PARTS.

BAHAMAS.

Colonial Fellow :—

Miller: William.

BARBADOES.

Colonial Fellow:—

Bowen: Ernest Francis Sinderby.

BLOEMFONTEIN.

Professional Associate:—

Stucké: William Henry.

BRAZIL.

Professional Associate :—

Satchell: Charles.

CHINA.

HONG KONG.

Fellow :—

Hancock: William St. John Hü.

COSTA RICA.

Associate :—

Jongh: John Isidore de.

DEMERARA.

Colonial Fellow :—

Anderson: Chas. Wilgress.

JAMAICA.

Professional Associate :—

Hollis: Herbert.

Colonial Fellow :—

Liddell: Walter Colin.

JOHANNESBURG.

Fellow :—

Farrar: Sidney Howard.

Professional Associates :—

Irvine: Archibald Wyndham.
Stucké: William Henry.

Associate :—

Williams: Thomas D.

NEW SOUTH WALES.

SYDNEY.

Colonial Fellow :—

Clark: Gaius.

NEW ZEALAND.

AUCKLAND.

Professional Associate:—

Whalley: Frederick Herbert.

Associate :—

Seth-Smith: Hugh Garden.

STRAITS SETTLEMENTS.

PENANG.

Fellow :—

Koch: John Godfrey.

TRINIDAD.

Colonial Fellow :—

Morvant: Joseph Emile.